

Porthamal Gardens

CARDIFF, CF14 6AH

ASKING PRICE £399,950

**Hern &
Crabtree**



Porthamal Gardens

Located in a quiet and highly desirable cul-de-sac in the heart of Rhiwbina, this chain-free three-bedroom semi-detached home offers an ideal opportunity for families. Situated within walking distance of Rhiwbina Primary School, local shops, parks, and excellent transport links, this property combines peace and convenience in one of Cardiff's most sought-after suburbs.

Well presented throughout, the property boasts a spacious open-plan living and dining area to the ground floor, perfect for modern family life and entertaining. A separate fitted kitchen provides plenty of storage and worktop space. To the first floor, you'll find two good-sized bedrooms and a contemporary family bathroom. The top floor is dedicated to the primary bedroom, complete with its own en-suite shower room, offering privacy and a peaceful retreat.

Outside, the home benefits from a private rear garden and off-street parking.

- Chain free
- Three bedroom family home
- Close to local amenities, parks, and excellent transport links
- Enclosed rear garden
- EPC =
- Semi detached
- Open-plan living and dining area
- Walking distance to Rhiwbina Primary School
- Off street parking
- Council Tax Band =



1106.00 sq ft

Entrance Hall

Entered via a composite door to the side of the property with obscure double glazed stained glass detail. Radiator, wood flooring. Stairs to the first floor. Doors to:

Living Room Diner

16'5 x 23'4

L-shaped reception room with double glazed bay window to the front, double glazed patio doors to the rear. Parquet flooring. Two radiators, fireplace with wooden mantel and slate hearth and backing.

Kitchen

10'10 x 7'6 max

Double glazed windows to the side and rear, double glazed patio door to the rear with obscure glazed panel. Wall and base units with wood work tops over, double ceramic sink. Integrated induction hob, oven and grill. Integrated fridge, integrated washing machine, tumble dryer. Part tiled walls and splash back. Cast iron style radiator.

First Floor

Stairs rise up from the entrance hall.

Landing

Double obscure glazed window to the side. Coved ceiling, banister. Doors to:

Bedroom Two

10'2 x 11'5

Double glazed window to the front, radiator, wooden floorboards.

Bedroom Three

12'4 x 9'0

Double glazed window to the rear, built-in cupboard housing combination boiler.

Storage Room

5'10 x 7'10

Stairs to the second floor, radiator, storage space, double glazed window to the front.

Bathroom

5'10 x 6'6

Double obscure glazed window to the side, part tiled walls. Bath, integrated shower, WC, wash hand basin. Cast iron radiator with towel rail. Wood laminate flooring.

Second Floor

Bedroom One

15'7 x 18'5

Double glazed doors to the rear to a Juliet Balcony. Two double glazed skylight windows, wood floorboards. Cast iron radiator. Exposed brick chimney breast, storage cupboards to the eaves. Door to en suite.

En suite

3'10 x 9'10

Double obscure glazed window to the rear, tiled walls, tiled floor. Shower, WC, wash hand basin. Cast iron radiator with towel rail.

External

Front

Paved driveway, low rise wall, planting border to the side.

Rear Garden

Paved area, decking, wall and timber fence enclosed. Garage. External cold water tap.

Garage

Electricity, up and over door, driveway.

Additional Information

We have been advised by the vendor that the property is Freehold.

EPC =

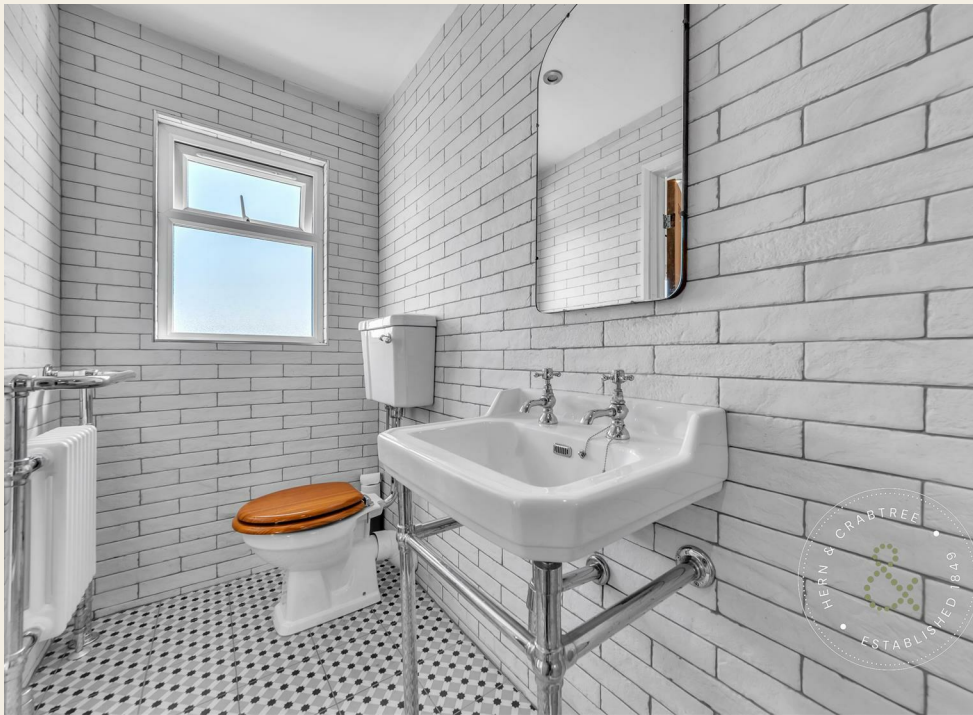
Council Tax Band =

Disclaimer

The property title and lease details (including duration and costs) have been

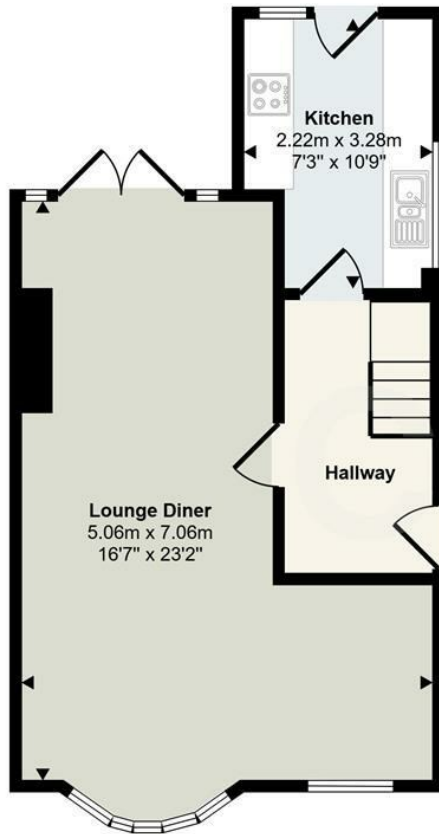
supplied by the seller and are not independently verified by Hern and Crabtree. We recommend your legal representative review all information before exchanging contracts. Property descriptions, measurements, and floor plans are for guidance only, and photos may be edited for marketing purposes. We have not tested any services, systems, or appliances and are not RICS surveyors. Opinions on property conditions are based on experience and not verifiable assessments. We recommend using your own surveyor, contractor, and conveyancer. If a prior building survey exists, we do not have access to it and cannot share it. Under Code of Practice 4b, any marketing figure (asking or selling price) is a market appraisal, not a valuation, based on seller details and market conditions, and has not been independently verified. Prices set by vendors may differ from surveyor valuations. Hern and Crabtree will not be liable for discrepancies, costs, or losses arising from sales withdrawals, mortgage valuations, or any related decisions. By pursuing the purchase, you confirm that you have read and understood the above information.



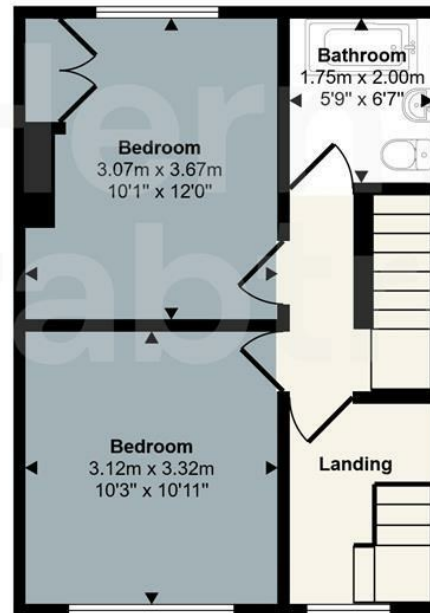




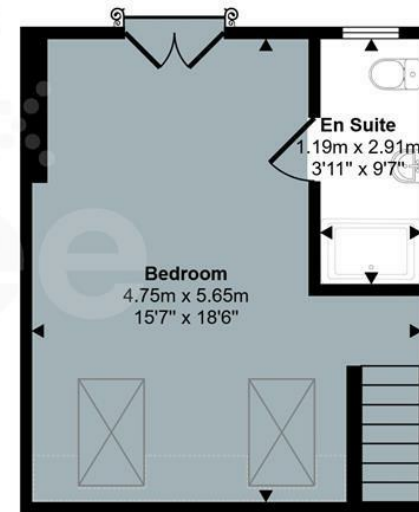
Approx Gross Internal Area
103 sq m / 1106 sq ft




Ground Floor
Approx 41 sq m / 441 sq ft



First Floor
Approx 35 sq m / 380 sq ft

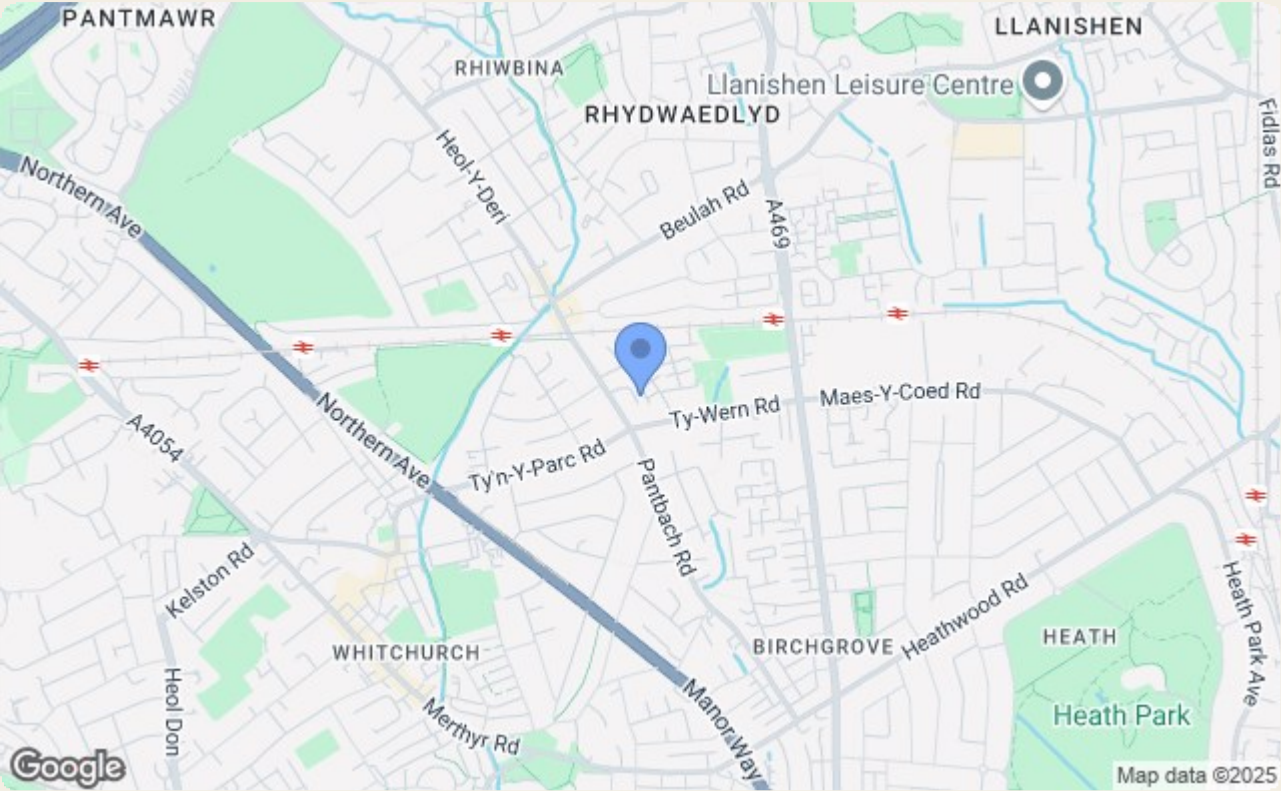


Second Floor
Approx 27 sq m / 286 sq ft

 Denotes head height below 1.5m

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating	
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.