

# Inglefield Avenue

CARDIFF, CF14 3PZ

OFFERS OVER £400,000

**Hern & Crabtree**



# Inglefield Avenue

Set along one of Heath's established residential avenues close to the Heath Hospital, this bay fronted mid terrace house offers a thoughtfully balanced blend of character, comfort and careful presentation. Behind its welcoming façade lies a home that feels both settled and refined, with original features sitting comfortably alongside practical modern living.

The ground floor flows naturally from a light-filled entrance hall into two well proportioned reception rooms. The living room is warm and inviting, while the dining room opens seamlessly to the garden, creating a space that works equally well for everyday living and relaxed entertaining. The kitchen is well planned and generously equipped, supported by a separate utility and cloakroom that enhance the functionality of the home without compromising its character. Upstairs, three well sized bedrooms are complemented by a neatly finished bathroom, with each room enjoying a calm outlook and a sense of balance. Outside, the rear garden has been landscaped with care, offering privacy and a low maintenance setting for outdoor dining or quiet moments throughout the year.

Heath remains one of Cardiff's most desirable suburbs, prized for its independent shops, cafés and excellent local schools. Nearby green spaces include Roath Park and Heath Park, while road and rail links provide straightforward access into Cardiff city centre and beyond. This is a home that offers both a strong sense of place and everyday ease, ideal for those seeking quality, location and longevity.



# 1219.00 sq ft

## Entrance Hall

Entered via a timber front door with nine obscure glass panels allowing natural light into the hallway. There is an original tiled floor, panelled walls beneath a dado rail, decorative coving, a radiator and staircase rising to the first floor.

## Living Room

A generous reception room positioned to the front with a double glazed bay window fitted with shutters. Features include coved ceilings, wood flooring, and a radiator.

## Dining Room

Located to the rear and open in feel, with double glazed patio doors providing direct access to the garden. There are coved ceilings, a radiator and built in shelving to either side of the fireplace, creating a natural focal point for entertaining. This is an attractive fireplace with wooden mantel and surround, stainless steel inset and slate hearth.

## Kitchen

Fitted with a range of wall and base units complemented by wood work surfaces and a ceramic sink. Integrated appliances include a fridge, freezer and dishwasher, alongside a Rangemaster cooker with six rings and three ovens. The kitchen benefits from a double glazed window to the side, a side access door with obscure glazed panel, tiled flooring and coved ceiling. This room also features under floor heating.

## Utility and Cloakroom

Continuing from the kitchen with matching tiled flooring. This practical space includes a WC, wash hand basin, radiator, plumbing and space for a washing machine and tumble dryer, and houses the boiler. A double glazed obscure window overlooks the rear.

## First Floor Landing

With wooden balustrade, dado rail with panelling beneath, radiator and hatch access to the loft.

## Bedroom One

A spacious principal bedroom with a double glazed bay window to the front, additional front facing window, panelled feature wall and radiator.

## Bedroom Two

Rear facing double bedroom with a double glazed window, radiator and built in wardrobe with half height panelling.

## Bedroom Three

A comfortable third bedroom with double glazed rear window, panelled wall, built in shelving, radiator and hatch access to a secondary loft space.

## Bathroom

Fitted with a bath and integrated shower, WC and wash hand basin. The room features tiled walls and flooring, a heated towel rail and a double glazed obscure window to the rear.

## Rear Garden

The landscaped rear garden is arranged with paved seating areas and raised flower beds, enclosed by brick boundary walls with timber fencing above. There is side access, an external cold water tap and a small brick shed with electric supply and lighting, positioned to the rear. The garden also features outdoor sockets.

## Front Aspect

An open cast iron porch leads to a small tiled pathway, with no boundary wall between the property and pavement, giving an open and attractive frontage. Resotted Victorian Path and Bathstone feature here also.

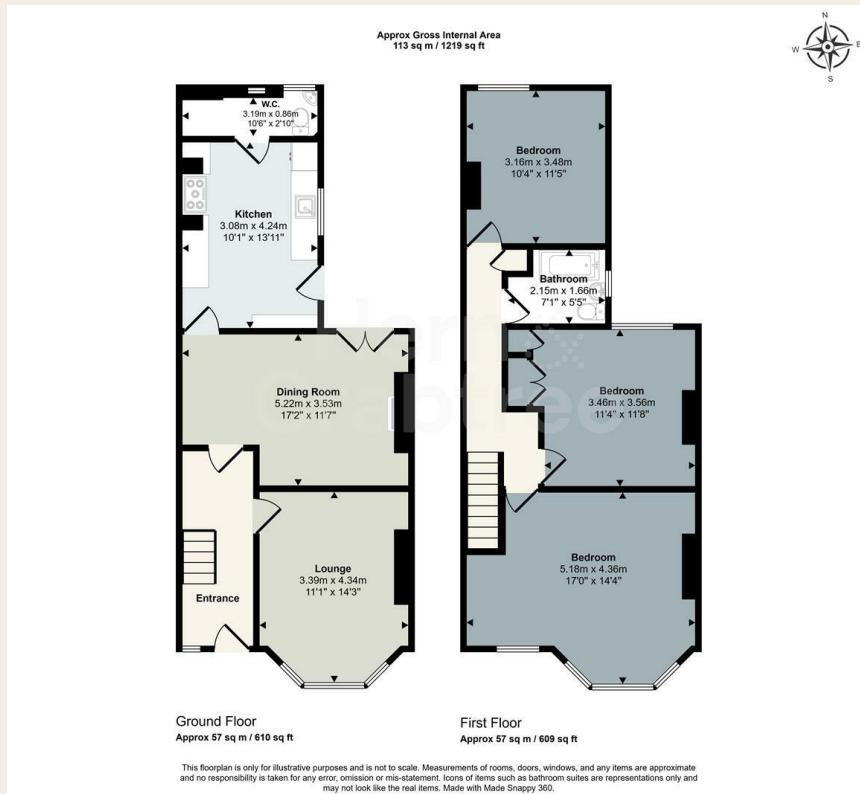
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02920 620 202



heath@hern-crabtree.co.uk



[hern-crabtree.co.uk](http://hern-crabtree.co.uk)



304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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