



## 86 New Zealand Road, Heath/Gabalfa, Cardiff, CF14 3BS

Price Guide £314,950

- Well-presented 3-bedroom house.
- Fitted Kitchen of good size.
- Close to UHW & Cardiff University.
- 2 separate reception rooms.
- Large Garage with lane access.



# 86 New Zealand Road, Cardiff CF14 3BS

In this popular cul-de-sac within easy reach of Cardiff University is this attractive bay-fronted Freehold terrace house that offers excellent family-size accommodation. It is of the double-bay (bay-over-bay) style with the bath-stone having been stripped and brought back to its lovely original colour, and the roof is of modern man-made slates with a tile-hung gable. At the front is a walled forecourt, and at the rear is a patio garden that has a sunny aspect, and a large Garage that has rear lane access. There is also on-street parking subject to obtaining permit/s from Cardiff C.C. The property has gas central heating from a wall-mounted Worcester boiler that is situated in the kitchen and there are thermostat-controlled radiators virtually throughout. It has the added benefit of double-glazing. The Council Tax band is E. The EPC rating is C. NO CHAIN.

The property benefits from having excellent local amenities, including shops, stores and supermarkets, junior and senior schools that include a Welsh-language primary school, parks that include Heath Park and the beautiful Roath Park with its famous lake, a local Library, Post Office etc all close-by making it an ideal location for families. With Whitchurch Road close-by, there is a wide range of excellent restaurants, bistros and cafe bars to suit most tastes, and with easy access to Cardiff city centre, you can enjoy the vibrant culture and entertainment the city has to offer.

In summary, this terraced house presents a wonderful opportunity to make this charming property your new home.



Council Tax Band: E



### Entrance Porch

Upvc panelled front door with double-glazed screen over opens into a small entrance porch that retains the period wall tiles. Gas meter. Half-glazed inner door opens into the entrance hall.

### Entrance Hall

Lovely period coloured stone tile floor. Dado rail. Picture rail. Coved ceiling. Stairs lead to the first floor. Cloaks hanging space. 2 power points. Central heating radiator with thermostat. C/heating thermostat control.

### Front Room

12'9" into the bay x 10'8" approx  
A pleasant reception room. bay at the front has double-glazed picture windows with top-hung casements. Fitted Venetian blinds. Curtain rail and runners. Coved ceiling. Picture rail. Central heating radiator with thermostat. 6 power points.

### Living Room

12'4" x 14'2" max. approx.  
Double-glazed picture window with top-hung casement. Fitted Venetian blind. Period-style wood fireplace surround, with a cast-iron open-hearth and coal-effect gas fire. Marble hearth base. Central heating radiator with thermostat. Built-in alcove cupboard with glazed doors, and a cupboard beneath that houses the electric meter and consumer unit. Dado rail. Built-in alcove cupboard and drawers. Understairs cupboard. 10 power points. Smoke alarm. Doors to the hall and to the kitchen.

### Kitchen

11'8" x 8'11" approx.  
Of good size and with an excellent range of cream-fronted units with brushed steel handles and beech-style worktops comprising of floor cupboards and drawers. Wine rack. Pantry/store cupboard. Matching wall cupboards including a glazed feature cupboard. White ceramic 1.5 bowl sink top with rinser bowl and monobloc mixer tap. Gas cooker point. Stainless-steel electric cooker hood. Plumbing connections for a washing machine and dishwasher. Double-glazed picture windows to the side and rear with top-hung casements. Fitted roller blinds. Double-glazed door opens to the garden. 14 power points.

Ceramic tile floor. Tiled splashbacks to the worktops. Spotlight ceiling fitting. A wall cupboard houses the Worcester combi gas-fired central heating boiler.

### Landing

The stairs rise to a split-level landing with a balustraded return. Dado rail. Built-in store cupboard. 2 power points. Loft access to a part-boarded loft. Central heating radiator with thermostat.

### Front Bedroom No. 1

12'7" into bay x 14'6" approx.  
A delightful double bedroom of good size. A bay at the front has double-glazed picture windows and top-hung casements. Similar window to the side. Curtain rails and runners. Picture rail. Central heating radiator with thermostat. 4 power points. Cable inlet socket. Coved ceiling. Telephone point.

### Middle Bedroom No. 2

11'8" x 8'11" approx.  
Again of good size. Double-glazed picture window with top-hung casement. Curtain pole. Central heating radiator with thermostat. 2 power points.

### Rear Bedroom No. 3

9'1" x 6'6" + doorway alcove approx.

### Bathroom

Having a white suite consisting of a panelled bath with over-bath chrome mains thermostatic shower. Shower curtain and rail. Pedestal wash-hand basin. Close-coupled toilet. Laminate flooring. Double-glazed casement window. Mirror-fronted bathroom cabinet. Walls extensively tiled in beige ceramic tiles. Extractor fan.

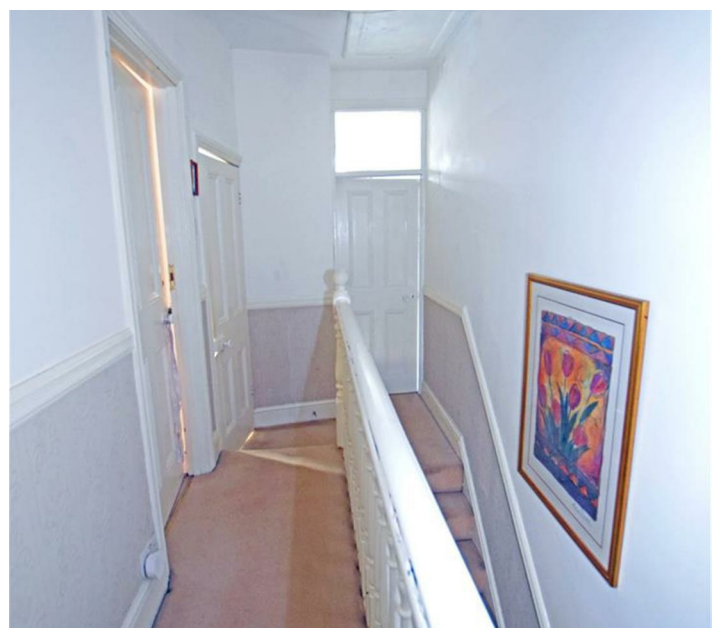
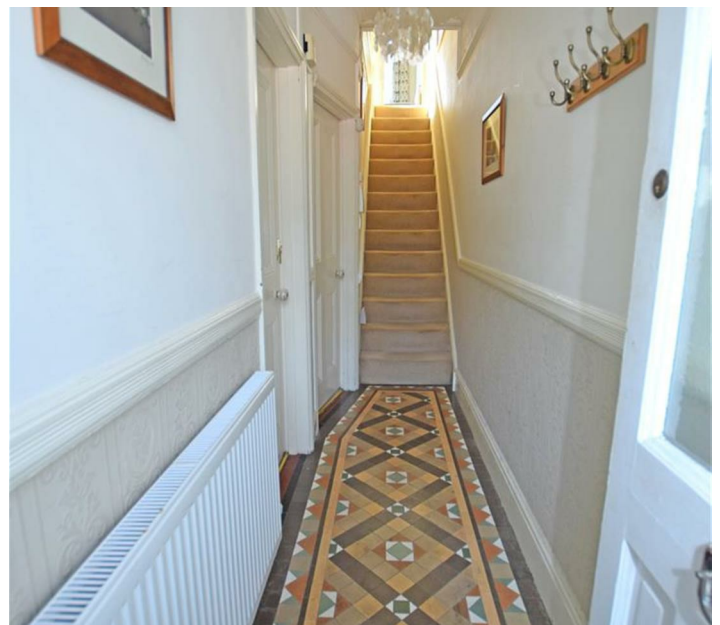
### Rear Garden

A tiled threshold and a raised paved patio garden with a dug-over floral border. Brick, block and stone boundary walls. Metal door access to the vehicular rear lane. Security light. Cold water tap for a garden hose. Clothesline.

### Garage

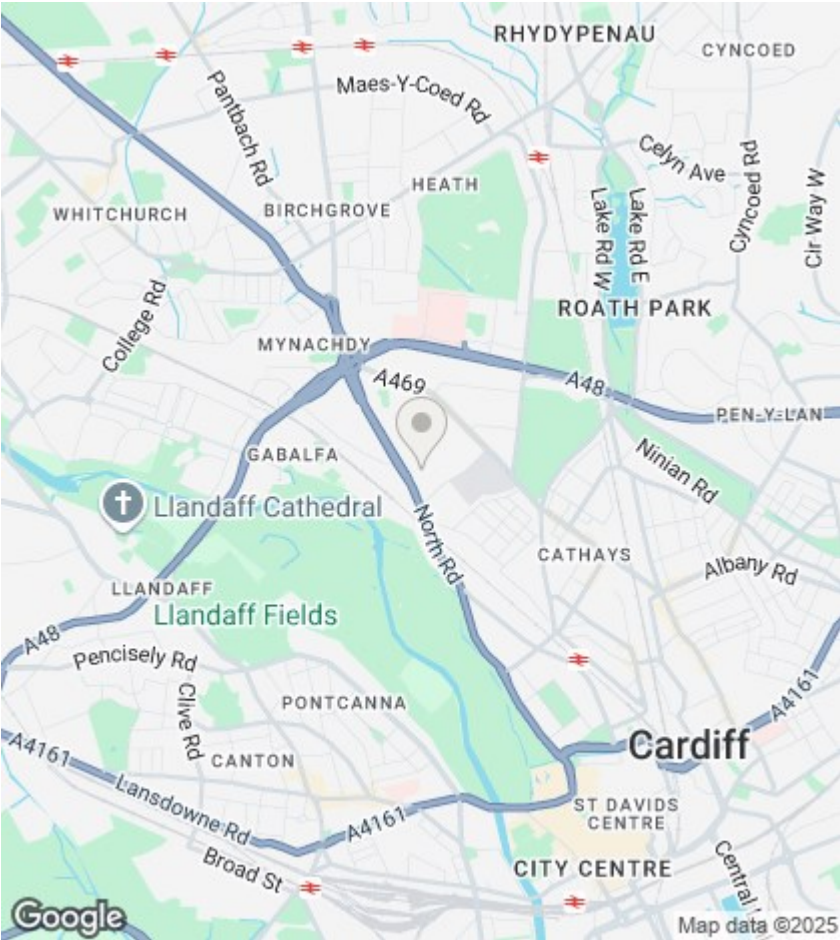
16'9" x 11' approx.  
A large brick-built garage with a corrugated metal sheet roof. Metal door access to the rear garden.

Metal-framed casement window. Sectional up-and-over garage door accesses the gated rear vehicular lane.









Directions

Viewings

Viewings by arrangement only.  
Call 02920342331 to make an appointment.

EPC Rating:  
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C	72	
(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