

Africa Gardens

CARDIFF, CF14 3BU

GUIDE PRICE £415,000

**Hern &
Crabtree**



Africa Gardens

Set within the heart of the highly regarded Africa Gardens in Heath, locally known as The Colonies, this well presented period mid terrace home enjoys an enviable position overlooking a communal green to the front. The house offers a thoughtful balance of retained character and comfortable everyday living, with bright, well proportioned rooms arranged over two floors.

Internally, the property flows naturally from the welcoming entrance hall into two reception rooms, each enhanced by period detailing and generous natural light. The kitchen sits to the rear with direct access to the garden, creating a practical and sociable space for daily life. Upstairs, three bedrooms are complemented by a well finished bathroom, making the layout ideal for families, professionals, or those seeking flexible living space.

Africa Gardens forms part of one of Cardiff's most sought after residential pockets. Heath is prized for its strong sense of community, attractive streets, and excellent access to a wide range of amenities. Local shops, cafés, and services are close at hand, while Heath Park offers extensive green space, recreational facilities, and scenic walking routes. The area is well served by a selection of respected primary and secondary schools, making it particularly popular with families.

Transport links are a notable advantage, with regular bus routes and nearby train stations providing easy access into Cardiff city centre, the University Hospital of Wales, and beyond. Road links also allow straightforward commuting across Cardiff and the wider region. This is a home that offers both character and convenience in one of the city's most established neighbourhoods.

- Period mid terrace house in The Colonies
- Two reception rooms
- Three bedrooms
- Enclosed rear garden with rear access
- Excellent access to amenities and transport
- Overlooking a communal green
- Bright and well arranged kitchen
- Well presented bathroom
- Popular Heath location



1182.00 sq ft

Entrance Hall

The property is entered via a PVC front door with decorative glazed panels to the upper section, complemented by additional glazed panels to either side and above, allowing natural light to flow into the hallway. The space features an original tiled floor, coved ceiling, radiator, and staircase rising to the first floor. There is useful open storage beneath the stairs along with boxed meters neatly concealed.

Lounge

A bright and welcoming principal reception room with a double glazed bay window overlooking the front green. Period details include coved ceiling and picture rail, complemented by wooden flooring and a radiator, creating a comfortable and elegant living space.

Dining Room

Positioned to the rear of the property, the dining room enjoys a double glazed window to the garden. The room continues the period character with coved ceiling and picture rail, wooden flooring, and a radiator, offering an ideal setting for everyday dining or entertaining.

Kitchen

The kitchen is well arranged with double glazed windows to the side and patio doors opening directly onto the rear garden. Fitted with wooden work surfaces, tiled splashbacks, and a stainless steel sink with half drainer. Integrated appliances include a four ring gas hob with electric oven and grill. There is space and plumbing for both a dishwasher and washing machine, along with a vertical radiator and wall mounted combi boiler.

First Floor Landing

The landing provides access to all bedrooms and the bathroom, with hatch access to the loft and a generous built in storage cupboard.

Bedroom One

A well proportioned double bedroom positioned at the front of the property, featuring a double glazed bay window, coved ceiling, and radiator, creating a light and restful principal bedroom.

Bedroom Two

A comfortable second double bedroom overlooking the rear garden with double glazed window and radiator.

Bedroom Three

A versatile third bedroom also enjoying a rear aspect, fitted with a double glazed window and radiator, suitable as a bedroom, home office, or nursery.

Bathroom

The bathroom is fitted with an obscured double glazed window to the side and finished with fully tiled walls and tiled flooring. The suite comprises a bath with integrated shower, wash hand basin, WC, and heated towel rail.

Front Garden

To the front of the property is a small enclosed garden area bordered by a low brick wall, with a tiled pathway and a practical space for bin storage, overlooking the attractive communal green.

Rear Garden

The rear garden is enclosed with a combination of low walling and fencing, featuring a raised paved seating area, a section of low maintenance artificial lawn, planted borders, and a gated access to the rear lane. A cold water tap is positioned to the side of the property.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.





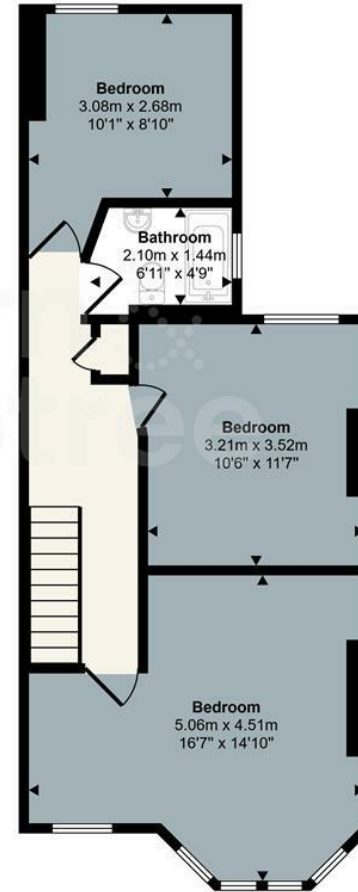
Approx Gross Internal Area
110 sq m / 1182 sq ft



Energy Efficiency Rating		
	Current	Potential
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		
	58	76
England & Wales		EU Directive 2002/91/EC



Ground Floor
Approx 57 sq m / 609 sq ft



First Floor
Approx 53 sq m / 573 sq ft

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.

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