

Africa Gardens, Cardiff

Guide Price £415,000

**Hern &
Crabtree**



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



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.

Key Features

- 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

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.

Approx 1182.00 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		
England & Wales		EU Directive 2002/91/EC

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.