

# New Zealand Road

CARDIFF, CF14 3BR

GUIDE PRICE £315,000

Hern &  
Crabtree



# New Zealand Road

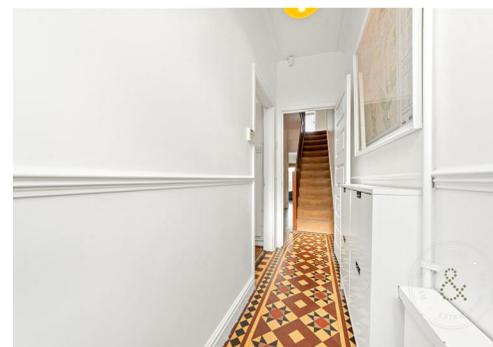
A charming mid terrace home situated in the ever popular area of Heath, Cardiff, offering generous and versatile accommodation arranged over two floors. This well maintained property blends period character with practical living, featuring multiple reception rooms, a fitted kitchen, and three bedrooms, all set within easy reach of local amenities and transport links.

The ground floor provides a welcoming entrance hall leading into a bay fronted living room, complete with a fireplace and built in storage, creating a comfortable focal point. The dining room offers further reception space with another fireplace and access to a well appointed kitchen, which opens directly onto the rear garden. To the first floor are three bedrooms and a family bathroom, all accessed via a traditional staircase with wooden bannisters.

Externally, the property benefits from a private rear garden, ideal for outdoor dining and relaxation, along with a useful storage shed and rear access. To the front is a neatly enclosed paved forecourt.

Heath is one of Cardiff's most desirable residential districts, known for its community feel and excellent connectivity. The property is ideally positioned for access to Cardiff city centre, with nearby transport links including Heath High Level and Heath Low Level railway stations. Local amenities are plentiful, with a range of shops, cafes, and services close by, as well as the University Hospital of Wales. Families are well served by reputable primary and secondary schools in the area. The green open spaces of Heath Park provide a welcome retreat, offering woodland walks, sports facilities, and recreational space. Also within easy walking distance of Bute Park and the scenic surrounds of Roath Park

This is a superb opportunity to acquire a well proportioned home in a sought after Cardiff location, appealing to a wide range of buyers.



# 886.00 sq ft

## Entrance Hall

Enter via a PVC front door with a double glazed obscure glass panel inset and matching panel above. The hallway features coved ceilings, a picture rail, and the original tiled floor, providing access to the main living areas.

## Living Room

A bright and welcoming space with a double glazed bay window to the front. Features include coved ceilings, a wooden floor, an ornamental fireplace with a wooden mantel, cast iron back, a tiled hearth and a radiator. Built in shelving and cupboards are positioned on either side of the chimney breast.

## Dining Room

Accessible from the hallway with stairs rising to the first floor. This room includes an open area beneath the stairs, a double glazed window to the rear, wooden flooring, and a radiator. There is also a fireplace with a metal hearth and cast iron surround, plus a built in cupboard to the left of the chimney breast.

## Kitchen

A step down from the dining room leads into the kitchen, which features double glazed patio doors to the rear garden. There are recessed ceiling lights, wooden work surfaces, wall and base units, tiled splashbacks, and a tiled floor. Includes a stainless steel sink and drainer, space and plumbing for a washing machine and dishwasher, and space for a fridge. Radiator. The kitchen also houses the combi boiler, discreetly contained within one of the cupboards.

## First Floor Landing

Accessed via stairs with wooden bannisters. There is a hatch providing access to the loft with an integral loft ladder for ease of access

## Master Bedroom

A spacious room with double glazed windows to the front and a bay window. Includes a radiator and built in shelving on one side of the chimney breast.

## Second Bedroom

Double glazed window to the rear, radiator, and a built in cupboard.

## Third Bedroom

Double glazed window to the rear and a radiator.

## Bathroom

Double glazed window to the side, wooden flooring, and a heated towel rail. Comprises a toilet, sink, bath, and integrated shower with tiling around the bath and shower areas.

## Front Garden

A small paved yard enclosed by a low brick wall with iron railings and a gate providing access to the property.

## Rear Garden

Enclosed garden with a low breeze block wall to the left, a low stone wall to the right, and a boundary wall to the rear. A wooden gate provides access to the rear alleyway. The garden features a large lawn, a small gravel area, and a rated secure metal unit with storage for up to 4 bicycles

## Disclaimer

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.



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

