

New Zealand Road

CARDIFF, CF14 3BS

GUIDE PRICE £325,000

**Hern &
Crabtree**



New Zealand Road

Set within the gracious tree-lined avenues of Heath, this handsome mid-terrace house unfolds across three considered storeys, offering elegant proportions and a calm, measured interior that feels both practical and enduring.

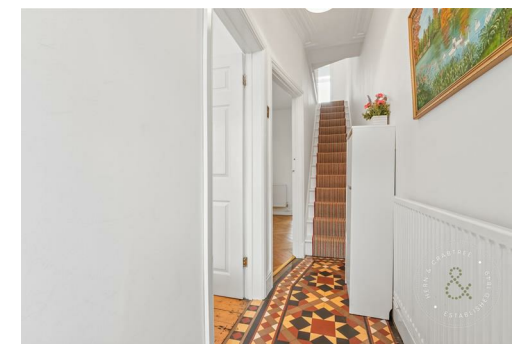
The approach is quietly attractive, with iron railings framing the frontage and a tiled path guiding you inside. The bay-fronted living room is filled with light, its shutters filtering the morning sun across wooden floors and a traditional fireplace that anchors the space. Beyond, the dining room continues the sense of balance, with a cast iron fireplace and built in cabinetry lending character and useful storage.

The kitchen looks onto the garden and is arranged for everyday ease, with generous work surfaces, integrated cooking appliances and space for laundry. Upstairs, three bedrooms are arranged over the first floor, including a spacious bay-fronted principal room. A neatly appointed shower room serves this level. The loft room above provides valuable additional accommodation, ideal as a study, guest space or creative retreat, with skylights drawing in natural light and storage tucked into the eaves.

To the rear, a gravelled garden with a paved seating area offers a low-maintenance outdoor setting, complete with raised beds and rear lane access to a private garage with power.

Heath remains one of Cardiff's most desirable residential districts. Roath Park Lake and Heath Park are within easy reach, offering green open space and walking routes. The University Hospital of Wales is nearby, as are well regarded local primary and secondary schools. Excellent transport connections include Heath High Level and Heath Low Level train stations, providing swift access to Cardiff city centre, along with regular bus routes and convenient road links.

This is a thoughtfully arranged home in a location of enduring appeal, well-suited to those seeking space, character and strong connectivity in North Cardiff.



1061.00 sq ft

Entrance Porch

Entered via a PVC door with decorative glazed panels and matching glazed inserts above, the storm porch leads into a tiled entrance area with radiator and stairs rising to the first floor.

Living Room

A bay fronted reception room with double-glazed windows and fitted shutters. Features include a coved ceiling, wooden flooring, a radiator and a fireplace with a wooden mantle and slate hearth. A useful built in cupboard is positioned to the right of the chimney breast.

Dining Room

Located to the rear, with a double-glazed window overlooking the garden, wooden flooring and a radiator. The room retains a cast iron fireplace with wooden surround and slate hearth, together with fitted cupboards and shelving to the chimney breast recess.

Kitchen

Fitted with a range of wall and base units complemented by laminate work surfaces and tiled splashbacks. Stainless steel one and a half bowl sink with a drainer. Four ring integrated gas hob with electric oven and grill below. Space and plumbing for a washing machine and space for a tumble dryer. Wall mounted combination boiler. Double-glazed windows to the side and rear, vertical radiator and laminate flooring.

First Floor Landing

Wooden balustrade and stairs rising to the second floor. Built in storage cupboard.

Bedroom One

Double glazed bay window to the front with fitted shutters, wooden flooring and radiator.

Bedroom Two

Double glazed window to the rear, wooden flooring and radiator.

Bedroom Three

L shaped room with double glazed window to the rear and radiator.

Bathroom

Obscure double glazed window to the side. Suite comprising WC, wash hand basin, walk in tiled shower enclosure and heated towel rail.

Loft Room

Accessed via staircase from the first floor landing. Double glazed skylights to the rear, wooden flooring, radiator and useful storage within the eaves.

Outside

To the front, a tiled pathway leads to the entrance with a low brick wall and iron railings and gate. There is a small area suitable for bin storage.

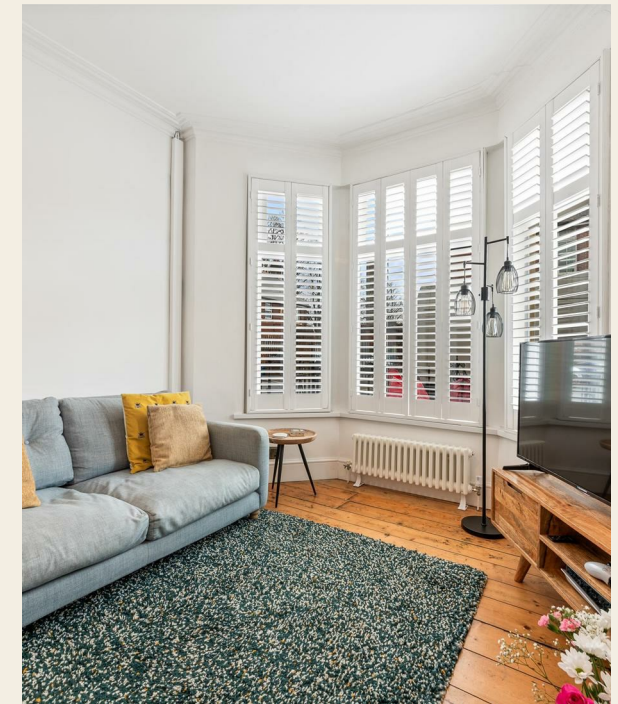
Rear Garden

To the rear, an enclosed garden laid mainly to gravel with a paved seating area, two raised flower beds and outside cold water tap. A wooden gate provides access to the rear lane and garage. The garage benefits from electricity, an up and over door to the lane and two windows.

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) 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		
	59	76
England & Wales		EU Directive 2002/91/EC

