

GUIDE PRICE £410,000

**Hern &
Crabtree**



Inglefield Avenue

Set behind a traditional forecourt and handsome bay fronted façade, this elegant period terrace offers beautifully balanced accommodation across three floors, combining retained character with thoughtful improvements that suit modern family life. Rich in original features including tiled flooring, picture rails, high ceilings and timber floors, the house has a warm and welcoming feel from the moment you step inside.

The ground floor flows effortlessly from the impressive bay fronted sitting room, centred around a working wood burning stove, into a generous dining room linked by a wide open archway that creates a wonderful sense of space while retaining the character of two distinct reception rooms. To the rear, the kitchen is flooded with natural light from patio doors and side windows, offering marble work surfaces, a Rangemaster cooker, integrated appliances and ample storage, with direct access to the garden.

Arranged over the upper floors are four well proportioned bedrooms, including a superb principal bedroom with its own en suite shower room. A stylish family bathroom serves the first floor, while the converted loft provides an excellent fourth bedroom or home office, complete with a second en suite WC. Outside, the enclosed rear garden leads to an exceptionally useful double garage with electric roller shutter door, accessed from a private rear lane, a rare and highly desirable feature in this part of Cardiff.

Situated in the heart of Heath, one of Cardiff's most sought after residential districts, the property enjoys easy access to a superb range of independent cafés, shops and everyday amenities. Heath Park is within walking distance, providing extensive green space, sports facilities and woodland walks, while the University Hospital of Wales is nearby. The area is particularly well regarded for its excellent local schools, both English and Welsh medium, making it a popular choice for families.



Approx 1345.00 sq ft

Entrance Porch

Shared entrance storm porch with neighbouring property. Traditional tiled flooring and timber entrance door with obscure glazed panels leading into the property.

Entrance Hall

Original tiled floor. Window to the side with double glazed obscure glass. High coved ceiling with picture rail. Staircase rising to the first floor with open understairs storage area. Radiator. Boxed utility meters. Doors leading to the principal reception rooms.

Lounge

Double glazed bay window to the front fitted with bespoke PVC shutters. High coved ceiling with picture rail. Attractive timber flooring. Feature working wood burning stove set on a Indian sandstone hearth. Wide square opening leading through to the dining room, creating an excellent entertaining space.

Dining Room

Double glazed French doors opening onto the rear garden. High coved ceiling with picture rail. Timber flooring continuing from the lounge. Radiator. Original fireplace currently used as a log store.

Kitchen

Double glazed patio doors opening onto the rear garden together with double glazed window to the side providing excellent natural light. Recessed ceiling lighting. Fitted with a range of wall and base units beneath marble work surfaces incorporating a ceramic sink unit. Tiled splashback behind the cooker. Rangemaster five ring cooker with two ovens. Integrated fridge, integrated freezer and integrated dishwasher. Space and plumbing for washing machine. Timber flooring. Heated towel radiator. Useful walk in pantry style cupboard with shelving, ideal for additional storage.

First Floor Landing

Picture rail. Staircase continuing to the second floor. Two loft access hatches. Large built in airing cupboard housing the combination boiler.

Bedroom One

Double glazed bay window to the front fitted with bespoke PVC shutters. Radiator.

Bedroom Two

Double glazed window to the rear. Coved ceiling. Radiator.

Bedroom Three

Double glazed window to the rear. Coved ceiling. Radiator.

Family Bathroom

Double glazed obscure window to the side. Panelled bath with shower over. Wash hand basin. WC. Heated towel radiator. Fully tiled floor. Sloping ceiling with recessed lighting.

Second Floor Landing

Double glazed skylight window to the side providing natural light. Useful built in shelving and storage beneath the eaves.

Bedroom Four

Double glazed skylight windows to both the front and rear elevations creating a bright dual aspect room. Timber flooring. Extensive eaves storage with fitted shelving. Ideal as a principal guest bedroom, home office or studio.

En Suite WC

Double glazed skylight window to the rear. Wash hand basin. WC. Radiator. Timber flooring.

Front Garden

Traditional forecourt enclosed by a low brick wall with wrought iron gate and pathway leading to the shared storm porch.

Rear Garden & Garage

An enclosed paved rear garden designed for ease of maintenance with raised flower beds to three sides. Timber wood cladding to one boundary and masonry walls to the others provide a good degree of privacy. To the rear is an excellent detached double garage with concrete floor and electric roller shutter door providing secure parking or valuable storage. Access is via a private rear lane which does not provide through access, together with purpose built log stores positioned either side of the garage entrance.

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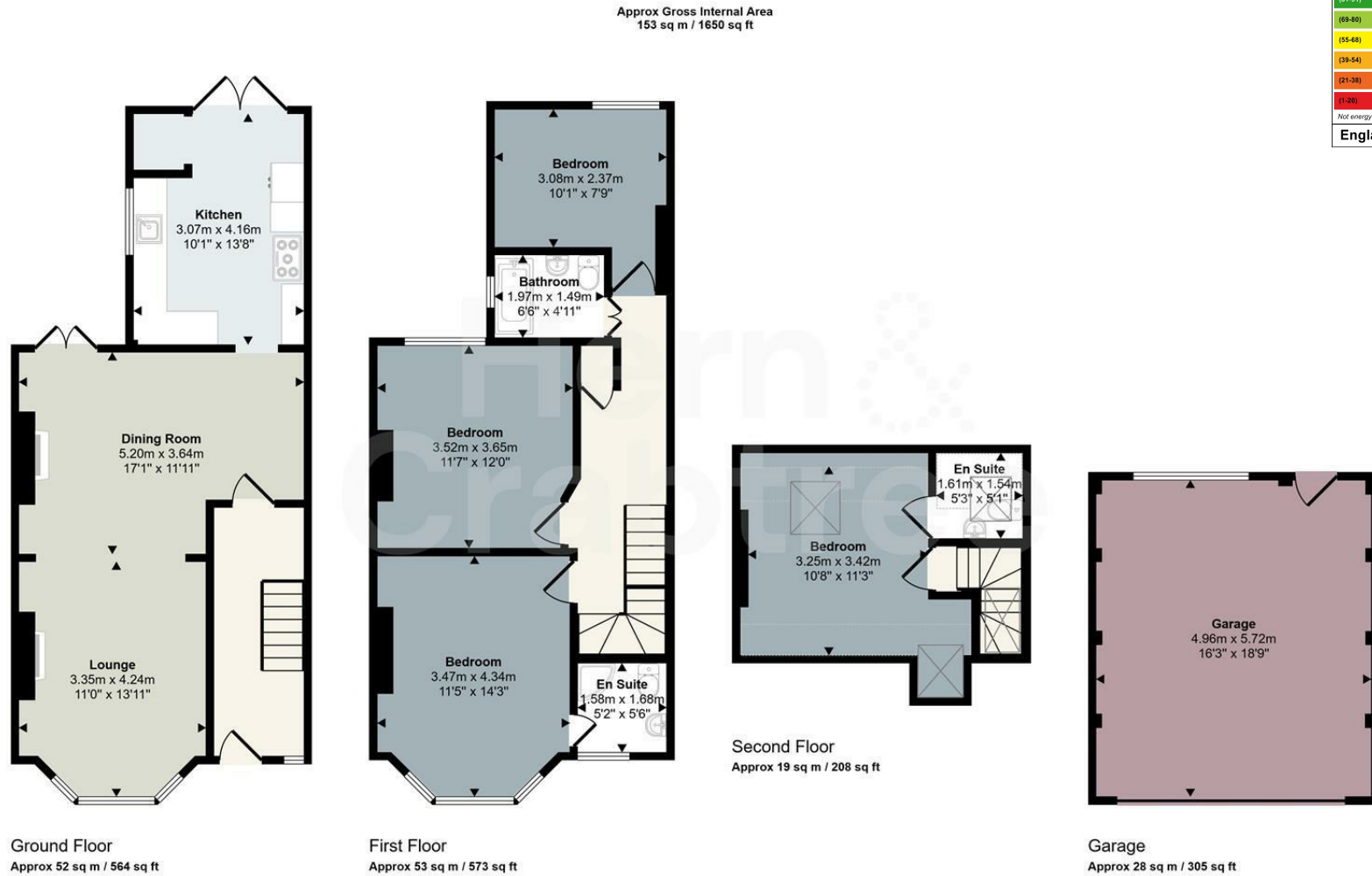
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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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