

Africa Gardens

CARDIFF, CF14 3BU

GUIDE PRICE £365,000

**Hern &
Crabtree**



Africa Gardens

NO CHAIN! Set within the ever popular Colonies area of Heath, this traditional bay fronted terrace enjoys a pleasant green outlook to the front and offers a rare opportunity to restore and reimagine a classic Cardiff home. Well cared for over many years, the property now presents excellent scope for modernisation while retaining a wealth of original character including tiled flooring, parquet floors and period proportions.

The accommodation is arranged with a natural flow, featuring open plan reception spaces and a separate dining room leading into the kitchen, with four bedrooms to the first floor. The layout is practical and flexible, well suited to both family living and those looking to create a more contemporary arrangement over time.

Africa Gardens is one of the area's most sought-after addresses, known for its strong sense of community and its distinctive run of traditional homes. The location is exceptionally well placed, with easy access to Heath Park, the University Hospital of Wales and a selection of well-regarded local schools.

For commuters, both Heath High Level and Heath Low Level train stations are within easy reach, offering direct links into Cardiff city centre. The area is also well served by a number of nearby bus stops and regular routes, providing convenient access across the city and surrounding areas. Whitchurch Road is close by too, offering a wide range of shops, cafés and everyday amenities.

Offered to the market with no onward chain, this is a compelling opportunity for buyers seeking a property with character, potential and a prime location.

- No onward chain
- Green outlook to the front
- Open plan living and sitting room
- Original features including parquet and tiled floors
- Excellent potential for modernisation
- Popular Colonies location in Heath
- Four bedroom mid terrace home
- Separate dining room
- Enclosed rear garden with lane access



Storm Porch

A traditional storm porch to the front with tiled elevations and tiled flooring, providing a practical and sheltered entrance.

Entrance Hall

Entered via a wooden stained glass door with matching window over. A welcoming hallway with coved ceiling, radiator and stairs rising to the first floor. Useful under stairs storage housing gas and electric meters. Original period tiled flooring lies beneath the carpet. Doors lead to the principal reception rooms.

Living Room

Positioned to the front with a double glazed bay window. Features include coved ceiling, decorative ceiling rose and radiator. The room is open plan to the sitting room via a squared arch. Original wooden floorboards lie beneath the carpet.

Siting Room

A continuation of the living space, overlooking the lean to utility area via a single glazed window. Radiator and original floorboards beneath the carpet. A versatile second reception area.

Dining Room

Accessed from the hallway, offering two double glazed windows to the side, one overlooking the garden and one towards the utility. Radiator and original parquet flooring beneath the carpet. Door leading through to the kitchen.

Kitchen

Fitted with a range of wall and base units with work surfaces over. Features include a four ring electric hob with extractor over, integrated oven, stainless steel sink with pull down spray tap, space for fridge freezer, plumbing for washing machine and slimline dishwasher. Tiled flooring and part tiled

walls. Double glazed window to the rear and obscure glazed door to the side. Concealed Worcester gas combination boiler and vertical chrome radiator.

Utility Room

Accessed externally from the garden. A lean to style space with power, PVC roofing and tiled flooring. Ideal for storage or additional utility use.

First Floor Landing

With wooden handrail and spindles, matching banister, linen cupboard and loft access hatch. Doors lead to all rooms.

Bedroom One

A spacious principal bedroom with double glazed bay window to the front aspect enjoying a green outlook. Coved ceiling and radiator.

Bedroom Two

Double glazed window to the rear and radiator.

Bedroom Three

Double glazed window to the rear and radiator.

Bedroom Four

Double glazed window to the side with laminate flooring. Please note there is no central heating in this room, though power and lighting are present.

Shower Room

Adapted wet room style shower with tiled walls, vinyl flooring, WC and wash hand basin. Double glazed obscure window to the side.

Outside

To the front is a forecourt garden with low rise brick wall and tiled pathway. The rear garden is enclosed with traditional

stone boundary walls, artificial lawn, flower borders and rear lane access. There is a substantial concrete built storage shed and an external cloakroom with WC.

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.

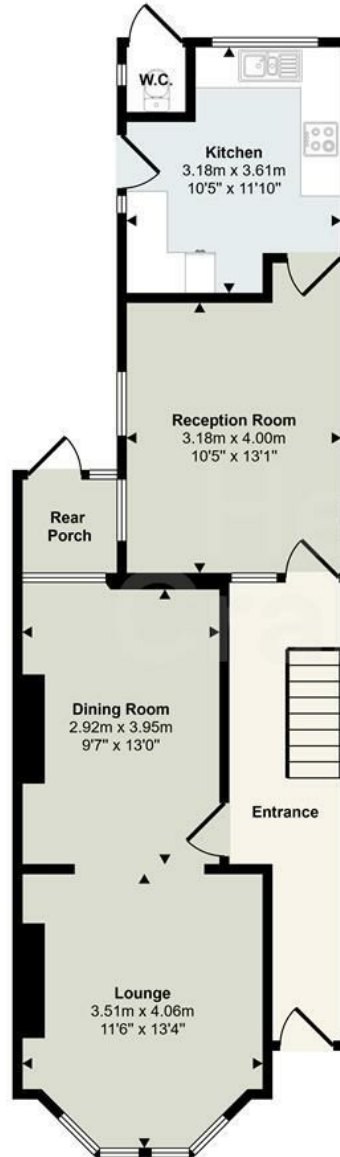
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



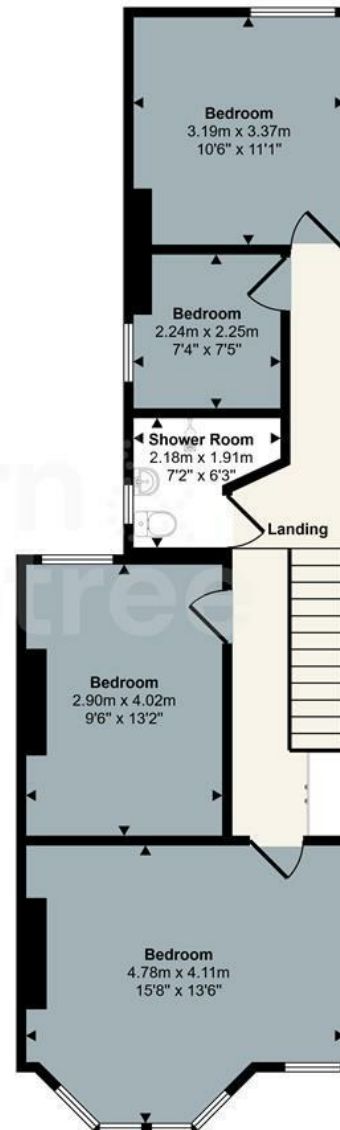




Approx Gross Internal Area
126 sq m / 1355 sq ft



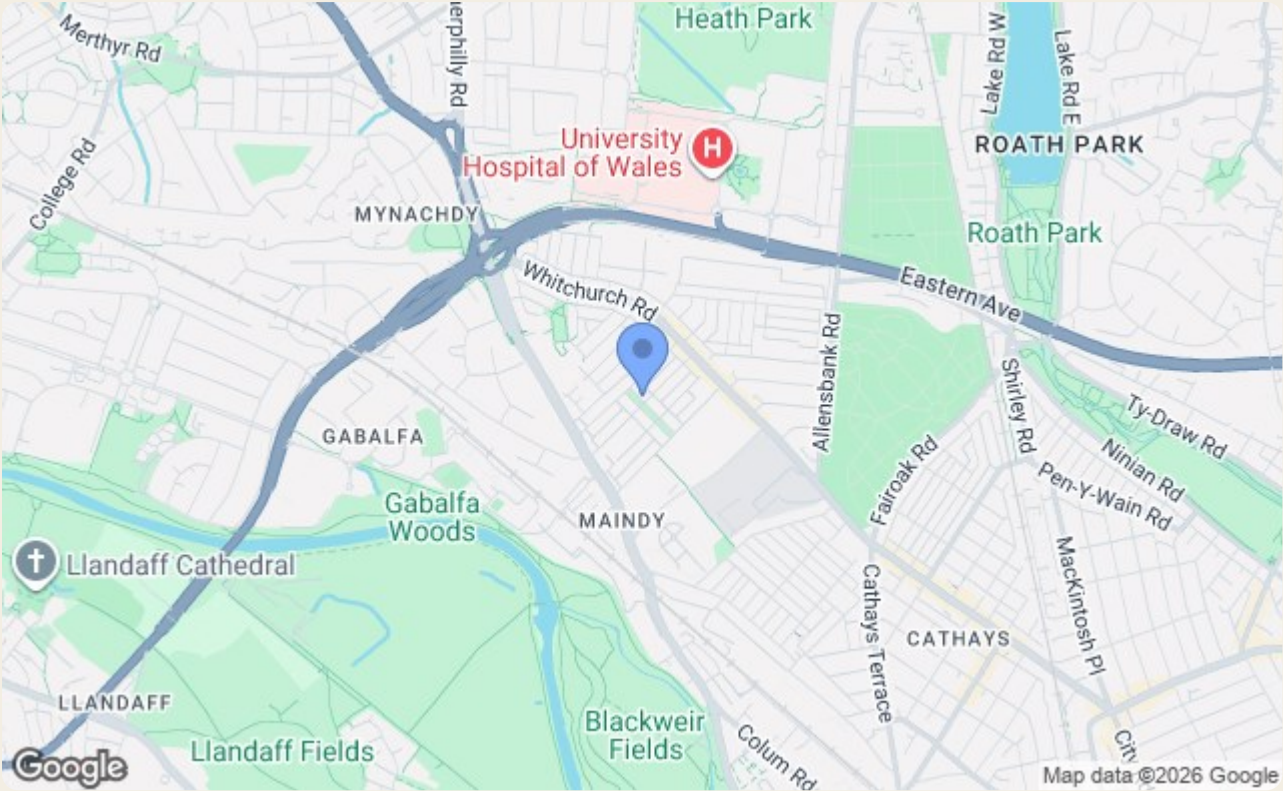
Ground Floor
Approx 63 sq m / 675 sq ft



First Floor
Approx 63 sq m / 680 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.

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



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	

Environmental Impact (CO ₂) Rating	
	Current Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	
EU Directive 2002/91/EC	

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.