

Africa Gardens

CARDIFF, CF14 3BU

GUIDE PRICE £385,000

**Hern &
Crabtree**



Africa Gardens

Tucked away on Africa Gardens, a sought after residential street just off Whitchurch Road in Cardiff, this elegant three bedroom home carries a quiet sense of character and proportion that is increasingly rare to find. From the outset, the setting offers a balance of neighbourhood charm and everyday convenience, with the city close at hand yet a feeling of calm along the terrace itself.

Inside, the house unfolds with a natural flow. The bay fronted reception room draws in soft light, its period detailing and fireplace creating a welcoming focal point. Beyond, the dining room provides a generous and sociable space, opening directly onto the garden and connecting seamlessly with the kitchen. This arrangement lends itself as easily to relaxed evenings as it does to entertaining.

Upstairs, three well sized bedrooms are arranged around a central landing, each continuing the home's sense of light and proportion. A separate WC alongside the main bathroom adds a practical touch suited to modern living.

Africa Gardens is particularly well regarded for its proximity to Whitchurch Road, known for its independent cafes, restaurants and local shops. Roath Park and Heath Park are both within easy reach, offering green open space, while a selection of well respected schools serve the area. Excellent transport links provide convenient access into Cardiff city centre, the University Hospital of Wales and beyond.



1193.00 sq ft

Entrance Porch

Storm porch with tiled walls to half height and stone flooring, leading to the main entrance.

Hallway

Entered via a PVC door with vertical double glazed panels and matching glazed panel above. Coving to ceiling, stairs rising to the first floor with open understairs area, concrete flooring and radiator.

Living Room

Double glazed bay window to the front elevation. Coving to ceiling, wooden flooring, radiator and feature fireplace with wooden mantle and slate surround.

Dining Room

Accessed via a square archway from the living room. Coving to ceiling, wooden flooring, radiator and feature fireplace with wooden mantle and cast iron surround with slate hearth. Double glazed patio doors open to the rear garden.

Kitchen

Step down from the dining room into the kitchen. Fitted with wall and base units, tiled flooring and tiled splashbacks with work surfaces over. Stainless steel sink and drainer. Integrated gas hob with electric oven and grill. Combination boiler housed here with space and plumbing for a washing machine. Double glazed windows to the side and rear, and a double glazed door to the side with obscure glass panels. Coving to ceiling, picture rail and two radiators.

First Floor Landing

Access to loft, built-in wardrobe, wooden flooring and radiator.

Bedroom One

Double glazed bay window and additional window to the front. Coving to ceiling, wooden flooring and radiator.

Bedroom Two

Double glazed window to the rear. Wooden flooring, radiator and feature fireplace with cast iron surround and tiled hearth, not in use.

Bedroom Three

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

Seperate WC

Double glazed obscure window to the side. Low level WC and wash hand basin. Laminate flooring.

Bathroom

Double glazed obscure window to the side. Suite comprising corner shower, bath, WC and wash hand basin. Heated towel rail, laminate flooring and tiled surround to bath.

Rear Garden

To the front is a small tiled pathway leading to the entrance, bordered by a low wall with iron railings. The rear garden offers a paved seating area and decking, with a pathway leading to a further section laid to lawn. Enclosed by stone walls with gated access to a rear lane. There is also a shed and an external cold water tap.

Disclaimer

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(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		
	76	58
England & Wales		EU Directive 2002/91/EC

