

## Africa Gardens

Cardiff CF14 3BU

- Beautifully presented character property
- Three Double Bedrooms
- Two reception rooms
- Modern open Plan Kitchen/Diner
- Enclosed rear garden
- EPC - D
- Hard stand offering option for off road rear parking
- Convenient Location

Guide price £290,000

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A simply superb three bedroom terrace property situated on a popular tree lined street in the Heath, within a short distance of both the University Hospital Of Wales and City Centre and offering easy access to the A470 and M4. This family home benefits from the current owners loving refurbishment, modernisation and attention to detail throughout and as such is presented stunningly throughout.

Offering accommodation briefly comprising of entrance hallway, lounge, living room opening through to modern and extended kitchen/diner. To the first floor there are three double bedrooms and upgraded family bathroom. Externally the property boasts a private enclosed rear garden with a hardstand allowing for the option of off road parking, and to the front a pretty enclosed forecourt.

Viewings are highly recommended of this highly sought after property and can be arranged by contacting our Heath office on 02920 620202.

## Entrance

Enter through a PVCu door with window surrounds into;

## Hallway

Original tiled flooring, carpeted stairs leading up to the first floor, under stairs storage area with a small utilities cupboard and wooden doors to the ground floor rooms. Radiator.

**Lounge** 10'4 into alcove x 15'1 into Bay (3.15m into alcove x 4.60m into Bay)

Spacious reception room with PVCu double glazed bay windows to the front aspect, wood effect flooring and radiator.

**Living Room** 11'3 x 16'1 into Alcove (3.43m x 4.90m into Alcove)

Inviting and beautifully presented living room, PVCu double glazed window to the rear aspect overlooking the garden. Radiator. The space opens through into the newly renovated and extended kitchen/diner

**Kitchen/Diner** 19'07 x 9'08 (5.97m x 2.95m)

Open plan kitchen diner, flooded with natural light and featuring a range of under counter storage under wooden work surfaces. Tiled walls and storage shelving above with a window to the side aspect above a stainless steel sink and a half and drainer. Integrated oven with four ring gas hob and hidden extractor. Integrated fridge/freezer, dishwasher and washing machine. Ample room for a table and chairs to the rear of the space, with further wood topped storage units and PVCu double glazed french doors to the garden.



## First Floor

### Landing

Laid to carpet with wooden doors to all bedrooms and bathroom. Storage cupboard housing a combination boiler (installed in 2018)

**Bedroom One** 16'0 into alcove x 15'1 into Bay (4.88m into alcove x 4.60m into Bay)

Spacious & bright master bedroom with PVCu double glazed bay window to the front aspect. Further window to the front with obscured top panel. Double wardrobe space. Laid to carpet.

Radiator. Views onto the green space outside front aspect.

### **Bedroom Two** 10'5 x 11'4 (3.18m x 3.45m)

Second double bedroom laid to carpet, alcoves. PVCu double glazed window to the rear aspect overlooking the garden. Radiator.

### **Bedroom Three** 10'0 x 8'9 (3.05m x 2.67m)

Third double bedroom, laid to carpet with a pvcu double glazed window to the rear. Radiator.

### **Bathroom**

Family bathroom refitted with cork tiled flooring, heated towel rail and three piece suite comprising of an oval wash hand basin set upon an oval vanity unit, P-shaped panelled bath with wall mounted shower over and low level W/C. PVCu double glazed obscured window to the side aspect.

### **Outside**

#### **Rear**

Enclosed garden with double artificial lawn area, floral planting bed borders to the side. Leading onto hardstand patio area which offers the option to be used as off road parking with wooden concertina gate to rear lane access.

#### **Front**

Enclosed front forecourt with wrought iron gated entrance, small perimeter wall, with original tiled path leading to the front door.

### **Tenure**

We have been advised by the vendor that the property is Freehold





