

## FOR SALE

Guide Price £399,995

St Benedict Crescent, Heath, Cardiff,  
South Glamorgan CF14 4DQ



3 Bedroom 2 Bathroom 2 Receptions



### Property Descriptions

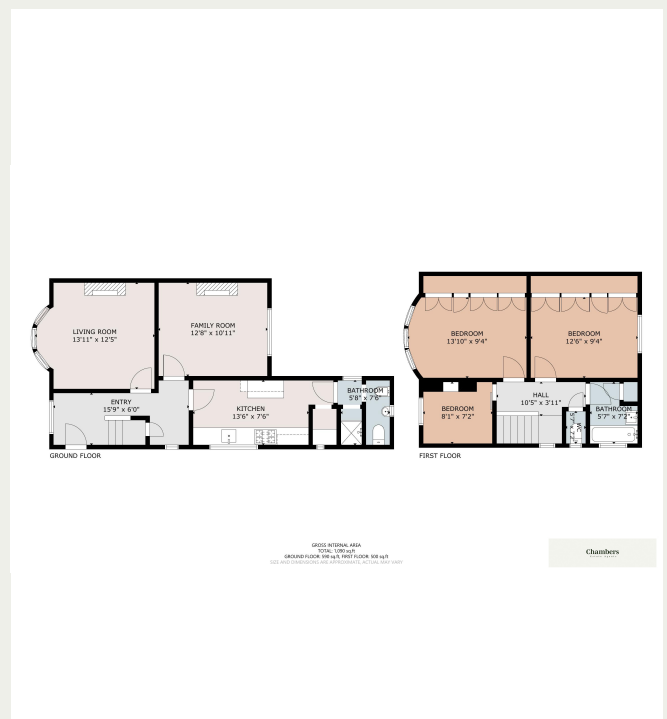
Situated in the highly sought-after area of Heath, Cardiff, this charming property on St. Benedict Crescent presents an excellent opportunity for those looking to create a modern family home in a prime location.

The ground floor comprises a welcoming entry hall, leading into a well-proportioned living room and an adjoining family room, both benefiting from large windows that allow ample natural light. A spacious kitchen, with potential for modernisation, provides a functional layout, while a ground floor bathroom adds convenience. Upstairs, the property boasts three good-sized bedrooms, including two generously proportioned doubles, alongside a smaller single bedroom that could serve as a nursery or home office. A second bathroom and separate WC on this level caters to the upper-floor bedrooms.

Externally, the property benefits from off-road parking, garage and an enclosed rear garden, which is predominantly laid to lawn.

While the property would benefit from some upgrading to suit contemporary tastes, it offers a fantastic canvas for buyers to put their own stamp on a home with great potential. The layout is practical and spacious, making it ideal for family living or as a long-term investment.

Location is key, with Heath Park just a short stroll away, offering expansive green spaces for outdoor activities. The property is also within close proximity to excellent public transport links, with easy



[Info@chambersestateagents.co.uk](mailto:Info@chambersestateagents.co.uk)

[www.chambersestateagents.co.uk](http://www.chambersestateagents.co.uk)

35 Merthyr Road, Cardiff, CF14 1DB

0292 052 2106

# Chambers

Estate Agents



*Website*

[www.chambersestateagents.co.uk/](http://www.chambersestateagents.co.uk/)



*Email*

[info@chambersestateagents.co.uk](mailto:info@chambersestateagents.co.uk)



*Phone*

T: 0292 052 2106



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35 Merthyr Road,  
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