

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 wellproportioned 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.

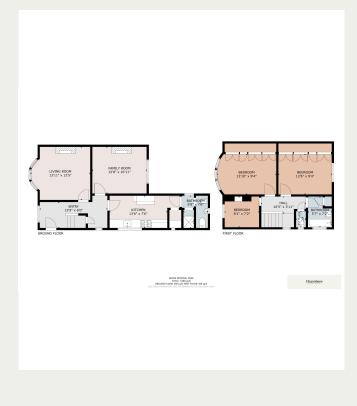
Externally, the property benefits from off-road parking, garage and an enclosed rear garden, which is predominantly laid to lawn.

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

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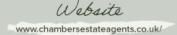
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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.









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