

47 St. Benedict Crescent, Heath, Cardiff, CF14 4DP



Estate Agents and
Chartered Surveyors

Offers In The Region

£470,000



Semi-Detached House

3

1

2

2

Property Description

Beautifully presented three bedroom extended family home just a stone's throw from Heath Park and Heath Hospital. The stunning home offers the ultimate family area with an open plan modern kitchen, dining and sitting area with central island and integral appliances. Offering two reception rooms to the ground floor and downstairs cloakroom room. To the first floor you will find three bedrooms and a family bathroom.

Outside the home offers off road parking via a driveway leading to a detached single garage. Side access leads to an enclosed landscaped rear garden offering a composite decked area with the remainder laid to lawn.

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,205 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

St. Benedict is a quiet crescent off St. Anthony's Road in central Heath. Just a short walk to Heath Park and the University Hospital of Wales. The property offers great road links leading in and around Cardiff with good public transport links also. Heath offers a variety of convenient shops along with some highly regarded cafe's.

ENTRANCE HALL

Enter via wooden obscure glass front door with single glazed window surround. Staircase leading to first floor with under stairs storage cupboard. Smooth walls with textured ceiling and a central light pendant. Original parquet flooring and carpeted staircase. Upvc double glazed window to side. Access into lounge, kitchen and cloakroom.

CLOAKROOM

Fitted with a traditional two piece suite comprising of WC and wash hand basin. Upvc double glazed obscure window to side. Smooth walls and ceiling with parquet flooring

LOUNGE

12' 1" maximum x 11' 10" excluding bay (3.70m x 3.63m)

Feature fireplace and surround. Smooth walls and textured ceiling with a central light pendant and

parquet flooring. Upvc double glazed bay window to front.

KITCHEN/DINING ROOM

22' 9" maximum x 17' 4" maximum (6.95m x 5.30m)

Fitted with a modern range of base and eye level units with wooden worktops over. Built in double oven and five ring gas hob with cooker hood over. Integral washing machine, fridge/freezer and dishwasher. Mounted one and half bowl sink unit. Central kitchen island with storage finished with a granite worktop. Space for large family sized dining table and chairs. Upvc double glazed window to side and rear with aluminium bi folding doors leading to rear garden. Smooth walls and ceiling with spot lighting and roof lantern and finished with tiled flooring.

SITTING ROOM

12' 8" x 11' 2" maximum (3.88m x 3.42m)

Feature fireplace and surround. Smooth walls and ceiling with a central light pendant and carpeted flooring to finish. Open plan to kitchen/dining room.

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LANDING

Smooth walls with textured ceiling and central light pendant finished with carpeted flooring. Upvc double glazed window to side. Access leading into all first floor rooms. Loft hatch providing access to loft space.

BEDROOM ONE

14' 2" into bay x 10' 7" Maximum (4.33m x 3.25m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed bay window to front.

BEDROOM TWO

12' 8" x 9' 3" to wardrobes (3.88m x 2.84m)

Built in fitted wardrobes with fitted dressing table and mirror. Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to rear.

BEDROOM THREE

7' 10" x 7' 7" (2.40m x 2.33m)

Smooth walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed window to front.

BATHROOM

Fitted with a modern three piece bathroom suite comprising bath with shower over, WC and wash hand basin with built in storage. Tiled walls and flooring with smooth ceilings and spot lighting. Upvc double glazed obscure window to side.

OUTSIDE

Front - Stone chipped driveway providing off road parking via drive.

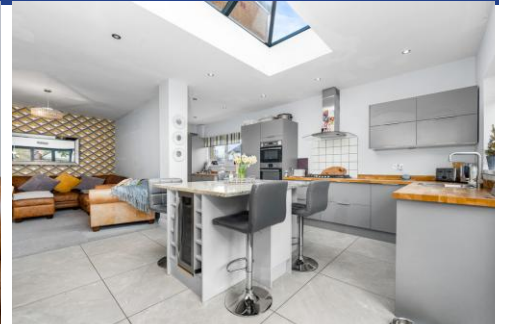
Rear - Enclosed rear garden offering a combination of composite decking with the remainder laid to lawn. Side access leading to driveway and side door leading to garage.

GARAGE

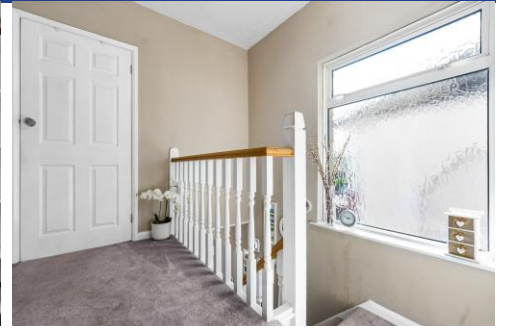
8' 5" x 16' 9" (2.58m x 5.11m)

Standard up and over garage door with lighting and power sockets. Side door leads into rear garden.

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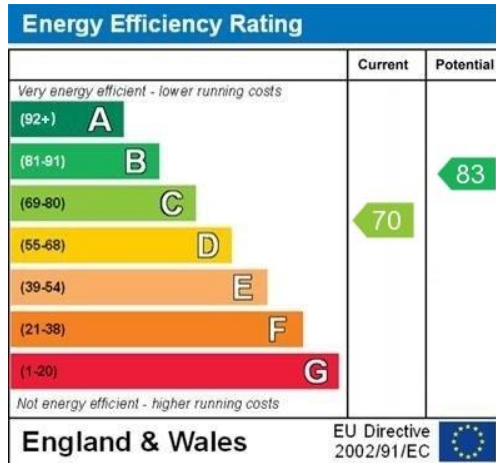
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GROUND FLOOR

1ST FLOOR



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