



20 ST.BENEDICT CRESCENT
HEATH
CARDIFF CF14 4DQ

ASKING PRICE OF
£395,000



SEMI-DETACHED HOUSE



3



1



2



2

**** NO CHAIN**** A family home situated in a popular street in the Heath area of Cardiff In need of modernisation. The property briefly comprises hallway, dining room, lounge, kitchen, utility room and wc to ground floor. Upstairs three bedrooms and family bathroom. Gardens to front and rear and driveway leading to garage.

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX : 979 SQ.FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are on the door step. The property is situated within walking distance to Birchgrove with cafes, optician, dentist, public houses, supermarket, hairdressers, schools and more. Regular bus and train services are also close to hand.

ENTRANCE HALL

15' 10" x 5' 9" (4.844 m x 1.768m)
Entry through PVC door with obscure glass. PVC double glazed window with obscure glass to front aspect. Radiator. Stairs to 1st floor. Doors to all rooms.

DINING AREA

10' 10" x 14' 4" (3.326 m x 4.392 m)
PVC double glazed bay window to front aspect. Radiator. Entry into lounge :-

LOUNGE

12' 4" x 9' 10" (3.769 m x 3.011 m)
PVC sliding doors to rear garden. Internal window with obscure glass to hallway. Electric fire.

KITCHEN

13' 11" x 6' 10" (4.257 m x 2.103 m)
Partially tiled walls. Radiator. Base cabinets with space for white goods. 2PVC double glazed windows to side aspect. Wall mounted cabinets. Built in pantry area with PVC double glazed obscure glass window to side aspect. Entry to Utility and WC :-

UTILITY ROOM

2' 6" x 4' 0" (0.774 m x 1.237 m)
Space for white goods. Built-in shelving.

DOWNSTAIRS WC

4' 0" x 2' 5" (1.244 m x 0.757 m)
PVC double glazed window with obscure glass to rear aspect. WC.

FIRST FLOOR

LANDING

3' 5" x 8' 0" (1.056m x 2.440 m)
Loft hatch. PVC double glazed window with obscure glass to side aspect. Doors to all rooms.

BATHROOM

6' 8" x 7' 11" (2.047 m x 2.425 m)
PVC double glaze window with obscure glass to side aspect. Radiator. WC with inset flush. Wash hand basin. Bath unit with showerhead above. Built in storage cupboard housing boiler.

BEDROOM 1

8' 6" x 14' 3" (2.610 m x 4.362 m)
PVC double glazed bay window to front aspect. Built-in storage cupboards and shelving. Radiator.

BEDROOM 2

12' 5" x 9' 1" (3.791 m x 2.783 m)
PVC double glaze window to rear aspect. Built-in wardrobe with vanity unit. Radiator.

BEDROOM THREE

8' 2" x 10' 10" (2.504m x 3.303m)
Double glazed window to front. Radiator.



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OUTSIDE

Rear - Private and enclosed garden. Patio sitting area. Lawn area. Side access. Greenhouse. Fence to boundary
Garage - PVC door. Up and over garage door.

Front - Off road driveway parking.



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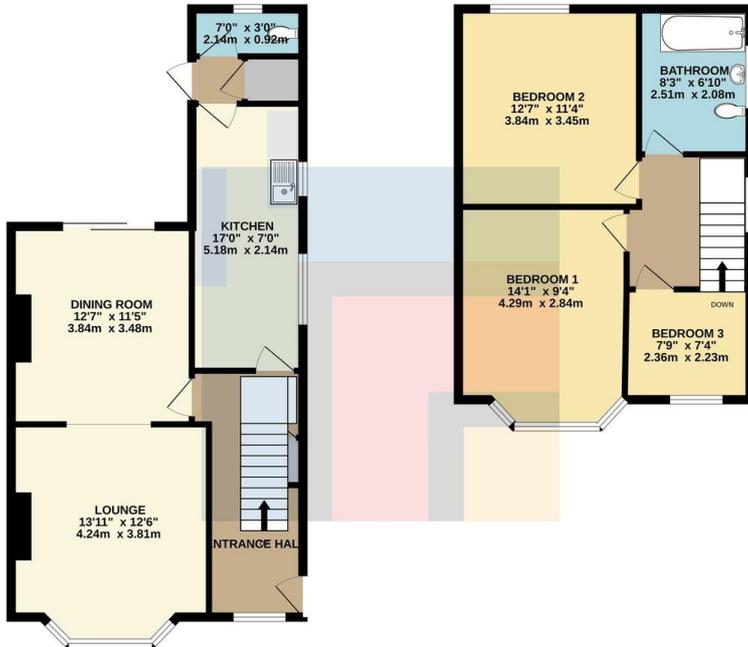
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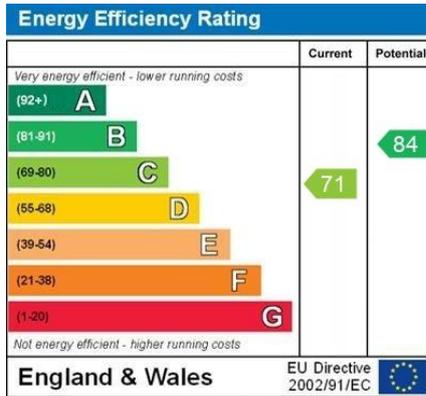
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GROUND FLOOR

1ST FLOOR



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BIRCHGROVE 029 2052 9026

Birchgrove, 114 Caerphilly Road, Cardiff, South Glamorgan, CF14 4QG



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