

**SOLD STC** | Guide Price £550,000 | St Benedict Crescent, Heath, Cardiff CF14 4DQ

TRADITIONAL SEMI-DETACHED FAMILY HOME THAT HAS BEEN EXTENDED AND IMPROVED BY THE CURRENT OWNERS TO PROVIDE CONTEMPORARY ACCOMMODATION CLOSE TO HEATH PARK AND THE UHW.



CHAMBERS

EST. 1992

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## Description

Chambers Estate Agents have received formal instructions to bring to the open market this traditional bay-fronted semi-detached family home, which has been extended and improved by the current owners to provide contemporary family accommodation.

The accommodation, which measures over 1600 sq ft in size, briefly comprises entrance hall, cloakroom/wc, living room, dining room, open plan kitchen/sitting room/family room, utility room, home office and gym to the ground floor. To the first floor are three bedrooms and a four piece bathroom suite. The property further benefits from gas central heating, Upvc double glazing, off-road parking to include an EV charging point and an enclosed rear garden, which has a decked seating area to capture the evening sun.

St. Benedict Crescent is a quiet residential street off St. Anthony Road and within walking distance to picturesque Heath Park and a short walk to the University Hospital Wales (UHW). Heath is widely regarded as one of north Cardiff's most sought after suburbs and is located approximately 3 miles from the city centre. There is excellent public transport links available via bus and train, as well as easy access to the access roads for the A470 & M4 motorway. The local schools at primary and secondary levels are held in high regard.

This contemporary home needs to be viewed to be appreciated.

### Additional Information:

Tenure: Freehold. Please verify via your own Solicitor.

Council Tax Band: F. Approximately £2639.00 per annum.

Land Transaction Tax (LTT): £25,499.00 based on the asking price.

Square Footage: 1648.00 Sq Ft. Please verify via your own means.

School Catchment: English medium primary catchment area: Birchgrove Primary School. English medium secondary catchment area: Whitchurch High School. Welsh medium primary catchment area: Ysgol Mynydd Bychan. Welsh medium secondary catchment area: Ysgol Gyfun Gymraeg Glantaf.



GROSS INTERNAL AREA  
TOTAL: 1,648 sq.ft  
FIRST FLOOR: 1,173 sq.ft; SECOND FLOOR: 475 sq.ft  
SIZE AND DIMENSIONS ARE APPROXIMATE; ACTUAL MAY VARY

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