

FOR SALE | Guide Price £399,995 | St Benedict Crescent, Heath, Cardiff CF14 4DQ

THIS 3-BEDROOM PROPERTY ON ST. BENEDICT CRESCENT, HEATH, CARDIFF, OFFERS SPACIOUS LIVING WITH GREAT POTENTIAL FOR MODERNISATION. SITUATED NEAR HEATH PARK, THE UNIVERSITY HOSPITAL OF WALES, AND EXCELLENT TRANSPORT LINKS, IT BENEFITS FROM VACANT POSSESSION AND NO ONWARD CHAIN.



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Description

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.

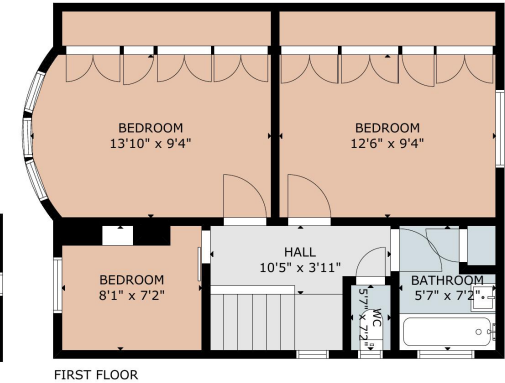
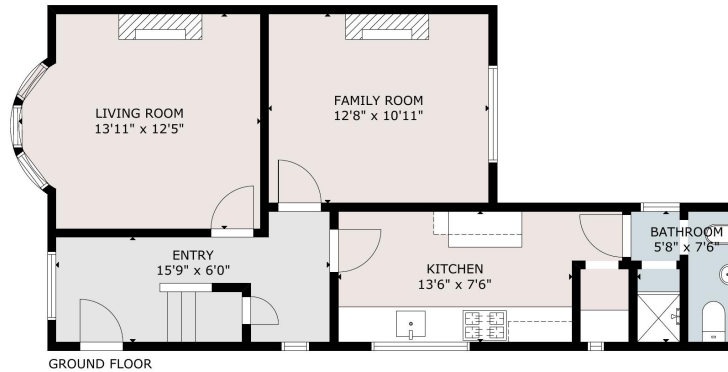
Location is key, with Heath Park just a short stroll away, offering expansive green spaces for outdoor activities. The property is also within close proximity to excellent public transport links, with easy access to central Cardiff. The University Hospital of Wales is nearby, making this property particularly appealing for medical professionals or those seeking convenience to the healthcare hub.

In addition, local amenities, including shops, cafes, and schools, are within easy reach, ensuring day-to-day convenience.

Overall, this property offers a rare opportunity to purchase in a well-regarded area, with plenty of scope for modernisation, whilst enjoying the benefits of being close to Cardiff's new facilities.

With vacant possession and no lease, the property is ready for immediate occupation. The purchase is a straightforward purchase.

Early viewing is advised.



GROSS INTERNAL AREA
TOTAL: 1,090 sq.ft
GROUND FLOOR: 590 sq.ft, FIRST FLOOR: 500 sq.ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



Additional Information: 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.
Tenure: Freehold. Planning: Not applicable.
Council Tax Band: F. Appliances: Not applicable.
Land Transaction Tax (LTT): £10,499.00 (based on the asking price)