

**REDUCED**

Guide Price £550,000

St Benedict Crescent, Heath, Cardiff



3 Bedroom 1 Bathroom 4 Receptions



### Property Descriptions

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.



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