

# 21 St. Benedict Crescent, Heath, Cardiff, CF14 4DP



Estate Agents and  
Chartered Surveyors

Guide Price

**£400,000**



Semi-Detached House

3

1

2

2

# Property Description

MGY are delighted to offer this three bedroom semi detached property in the sought after area of Heath close to the University of Wales hospital and Heath park. The property briefly comprises of porch, hallway, lounge, cloakroom, sun room, utility room, kitchen, three bedrooms and shower room. Gardens to front and rear and garage.

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 1,065 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

Located in the sought after area of Heath in North Cardiff, the University Hospital of Wales and Heath Park are a stone's throw away. Birchgrove is a short walk away with supermarket, cafes, many take out restaurants, pubs and much more. There are well regarded primary schools in the area. Public transport links are good to the city centre and beyond.

## PORCH

5' 10" x 5' 1" (1.80m x 1.57m)

Enter into timber framed porch with single glazed windows to front and side. Single glazed obscure door with picture glass into hallway.

## HALLWAY

Textured walls and ceiling with carpeted flooring and a central light pendant. Staircase leading to first floor. Access into lounge, dining room and kitchen. Upvc double glazed obscure window to side. Access to cloakroom.

## CLOAKROOM

Fitted with a transitional two piece bathroom suite comprising WC and wash hand basin. Upvc double glazed obscure window to side. Papered walls and ceilings with vinyl flooring and a central light pendant.

## DINING ROOM

13' 11" x 11' 3" (4.25m x 3.45m)

Archway leading to lounge via sliding pocket doors. Textured walls and ceilings with a central light pendant and carpeted flooring. Feature fireplace positioned internally to chimney breast. Bespoke traditional storage either side of chimney breast. Upvc double glazed bay window to front.

## LOUNGE

12' 4" x 11' 4" maximum (3.78m x 3.47m)

Feature gas fireplace and surround. Textured walls and ceiling with a central light pendant and carpeted flooring. Single sliding serving hatch with obscure glass. Aluminium sliding doors into sun room.

## KITCHEN

16' 10" x 6' 11" (5.15m x 2.13m)

Leading from the hallway into kitchen via a pocket sliding door. Fitted with a traditional range of base and eye level units with worktops over. Built in double oven, electric hob and cooker hood. Inset stainless steel sink unit plus drainer. Built in breakfast seating with table. Space for dishwasher. Textured walls and panelled ceilings with central light light pendant. Upvc double glazed window to side. Single glazed window and door leading into sun room and utility room.

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## UTILITY ROOM

10' 2" x 4' 7" (3.12m x 1.41m)

Fitted with floor to ceiling storage with plumbing with a washing machine and space for a free standing fridge/freezer. Textured walls and ceiling with central light pendant and vinyl flooring. Single glazed aluminium window to rear and single glazed wooden door leading to rear garden.

## SUN ROOM

14' 8" x 9' 9" (4.48m x 2.98m)

Raised ceiling space with blinds and papered walls and one wall wood panelled. Carpeted flooring. Single glazed aluminium sliding door leading to rear garden.

## LANDING

Textured walls and ceiling with a central light pendant and carpeted flooring. Upvc double glazed obscure window to side.

## BEDROOM ONE

13' 10" into bay x 9' 2" to wardrobes (4.24m x 2.80m)

Built in fitted floor to ceiling wardrobes. papered walls with smooth ceilings and two ceiling pendants with carpeted flooring. Upvc double glazed bay window to front.

## BEDROOM TWO

11' 3" x 12' 8" (3.45m x 3.88m)

Fitted floor to ceiling wardrobes with built in vanity. Papered walls and textured ceiling with two light pendants and carpeted flooring. Upvc double glazed window to rear.

## BEDROOM THREE

7' 6" x 7' 11" (2.29m x 2.43m)

Built in fitted floor to ceiling wardrobes. Papered walls and textured ceiling with central light pendant and carpeted flooring. Upvc double glazed window to front.

## SHOWER ROOM

Completed with wet room style bathroom with in floor drainage and a fitted shower, WC and wash hand basin. Tiled walls with vinyl flooring. Two upvc double glazed obscure window to side. Built in fitted storage cupboard housing combi boiler (approx 7 years old) and additional shelving for storage.

## OUTSIDE

Front Garden - Gated access to a driveway providing space for two cars. A block paved drive can be found to the front with a range of plants and shrubbery with brick built dwarf style wall.

Rear - Enclosed west facing rear garden complete with a paved area ideal for outside dining with the remainder laid to lawn. A number of raised beds with a range of plants, trees and shrubbery offering a mature garden feel. Access into garage from the rear garden.

## GARAGE

18' 2" x 8' 4" (5.55m x 2.56m)

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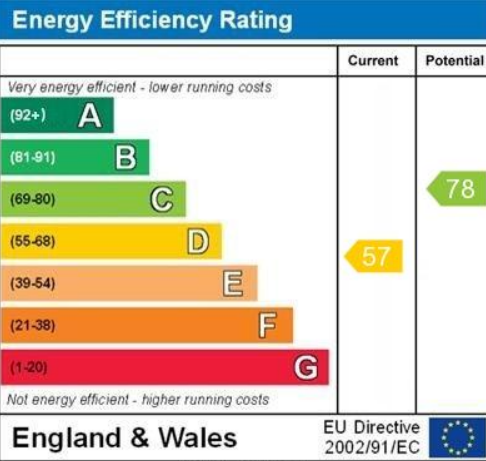
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GROUND FLOOR

1ST FLOOR



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