

# 34 St. Benedict Crescent,

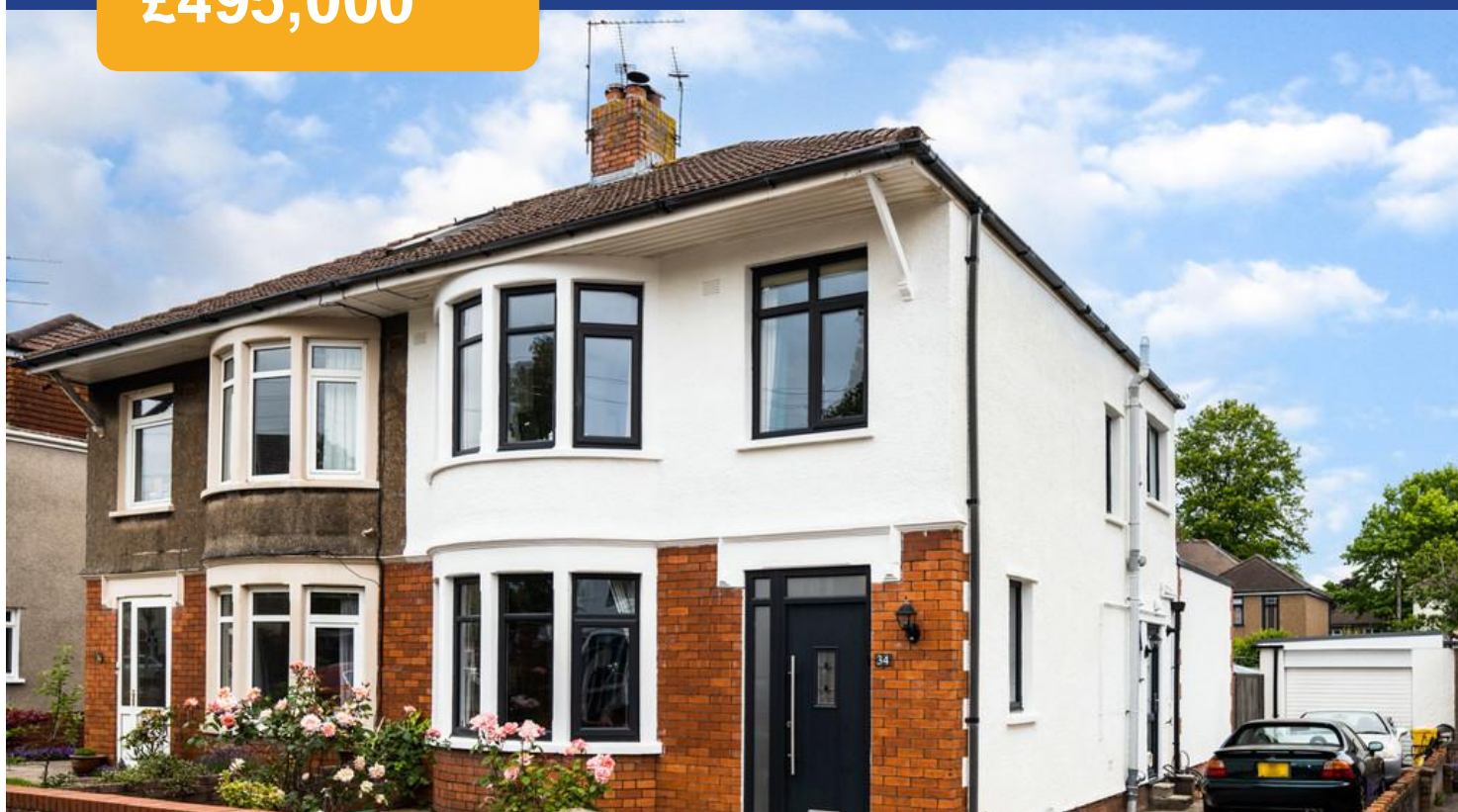
## Heath, Cardiff, CF14 4DQ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£495,000**



### Semi-Detached House

3

1

2

1

# Property Description

This extended three bedroom semi detached home offers the perfect open plan space for families to unwind and also entertain. The home has been upgraded and modernised throughout yet still keeping a number of its beautiful original features including stunning parquet flooring, original doors and stained glass windows. You are welcomed into the property via a newly installed composite front door leading you into the lounge, cloakroom and kitchen area. The extended kitchen/ dining and living room offers the perfect open plan space for families with bi-folding doors leading onto the landscaped rear garden. The utility room is also accessible via the kitchen and benefits from an external door leading to the side of the home.

To the first floor you will find three spacious bedrooms and family bathroom complete with four piece bathroom suite.

**\*\*This property is to be sold with planning permission granted for a loft extension to include a bedroom and ensuite plus a dormer window\*\***

**Tenure Freehold**

**Council Tax Band F**

**Floor Area Approx 990 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

St. Benedicts Crescent is one of few crescents in the Heath area which is ever requested and highly regarded. The home is within walking distance to the Heath hospital and also offers a number great road links. There are also a number regular public transport links leading both in and out of the city centre. Heath is known for its one and only Heath Park and is also within walking distance to a number of cafes and retailers in Birchgrove village.

## ENTRANCE HALLWAY

Enter via composite front door into hallway with staircase leading to first floor. Smooth walls and ceilings with two light pendants and original parquet flooring. Access leading into lounge, kitchen and cloakroom. Upvc double glazed stained glass window to side.

## LOUNGE

11' 3" x 14' 4" (3.45 maxm x 4.37 into baym)  
Smooth walls and ceilings with a central light pendant and original parquet flooring. Feature fire place and surround with fitted wood burner and flu. Upvc double glazed bay window to front.

## KITCHEN/ DINING ROOM/ LIVING ROOM

27' 7" x 17' 2" (8.42max m x 5.25maxm)  
Sigma 3 kitchen fitted with a range of base and eye level traditional shaker units with quartz worktops over. Free standing Rangemaster cooker with five ring gas hob and integral cooker hood with traditional mantle. Inset composite sink unit with draining grooves within the worktops. Integral dishwasher with space for American style fridge/freezer. Soft closing kitchen doors, built in larder unit and under cabinetry lighting. Kitchen island housing storage with solid wooden worktops and seating for two.  
Space for large dining table and chairs overlooking the rear garden and large living space for families to lounge and enjoy. Upvc double glazed roof lantern with two electric remote control windows, four pane Bi-folding doors leading to rear garden. Door leading into utility room. Smooth walls and ceilings with spot lighting and a central pendant light above the island. Engineered wooden flooring to finish with underfloor heating throughout the kitchen/dining and living area.

## CLOAKROOM

Fitted with two piece bathroom suite comprising WC and wash hand basin. Smooth walls and ceilings with tiled flooring to finish. Upvc double glazed obscures window to side.

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## UTILITY ROOM

7' 8" x 5' 1" (2.36m x 1.57m)

Fitted with a range of base and eye level units with wooden worktops over. Space for washing machine. Smooth walls and ceilings with a central light pendant and tiled flooring. Upvc double glazed obscure door leading to side access.

## LANDING

Smooth walls and ceilings with a central light pendant and carpeted stairs and landing. Upvc double glazed stained glass window to side. Access leading into all bedrooms and bathroom via original wooden doors.

## BEDROOM ONE

13' 8" x 11' 3" (4.17 into baym x 3.45 maxm)

Smooth walls and ceilings with central light pendant and carpeted flooring to finish. Freestanding wardrobes situated in alcoves. UPVC double glazed bay window to front.

## BEDROOM TWO

11' 3" x 11' 11" (3.45 maxm x 3.64m)

Smooth walls and ceiling for the central light pendant and carpeted flooring to finish. UPVC double glazed window to rear.

## BEDROOM THREE

8' 1" x 6' 10" (2.47m x 2.10m)

Smooth walls and ceilings with central light pendant and carpeted flooring to finish. UPVC double glaze window to front.

## BATHROOM

Fitted with a modern four piece bathroom suite comprising walk in double shower with glass shower screen and separate bath, WC and wash hand basin. Tiled walls and flooring with smooth ceilings and spot lighting. Upvc double glazed obscure window to side.

## OUTSIDE

Front - A paved front garden planted with a range of rose shrubs and dwarf brick wall. A driveway can be found to the side providing parking for 3 plus cars.

Rear - An enclosed east facing rear garden comprising of a raised patio area with shallow steps leading to a garden laid to lawn. Paved pathway leading to an additional patio area at the rear of the garden ideal for outside dining and entertaining with a fence surround. A boarder for plants and shrubbery line the side of the garden with a raised planter ideal for a kitchen garden.

## GARAGE

8' 11" x 11' 6" (2.72m x 3.52m)

Complete with power sockets and lighting with a standing up and over garage door.

## HOME OFFICE

8' 6" x 5' 0" (2.61m x 1.54m)

Complete with sockets, lighting and hard wired internet cable. Ideal space for working from home with a Upvc double glazed window to rear and Upvc double glazed door access.



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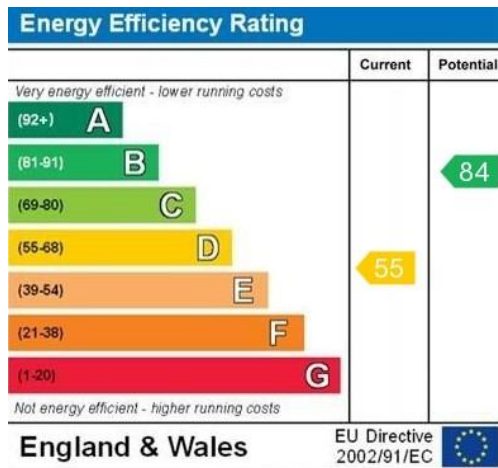
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GROUND FLOOR

1ST FLOOR



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