

CARDIFF'S HOME FOR  
**STYLISH SALES**  
**& LETTINGS**

JeffreyRoss



**ST. BENEDICT CRESCENT**

**ENTRY**

15'9 x 6'0 (49'2" x 29'6" x 19'8" x 0'0")

**LIVING ROOM**

13'11 x 12'5 (42'7" x 36'1" x 39'4" x 16'4")

**FAMILY ROOM**

12'8 x 10'11 (39'4" x 26'2" x 32'9" x 36'1")

**KITCHEN**

13'6 x 7'6 (42'7" x 19'8" x 22'11" x 19'8")

**BATHROOM**

5'8 x 7'6 (16'4" x 26'2" x 22'11" x 19'8")

**HALL**

10'5 x 3'11 (32'9" x 16'4" x 9'10" x 36'1")

**BEDROOM ONE**

13'10 x 9'4 (42'7" x 32'9" x 29'6" x 13'1")

**BEDROOM TWO**

12'6 x 9'4 (39'4" x 19'8" x 29'6" x 13'1")

**BEDROOM THREE**

8'1 x 7'2 (26'2" x 3'3" x 22'11" x 6'6")

**W.C**

5'7 x 7'2 (16'4" x 22'11" x 22'11" x 6'6")

**BATHROOM**

5'7 x 7'2 (16'4" x 22'11" x 22'11" x 6'6")

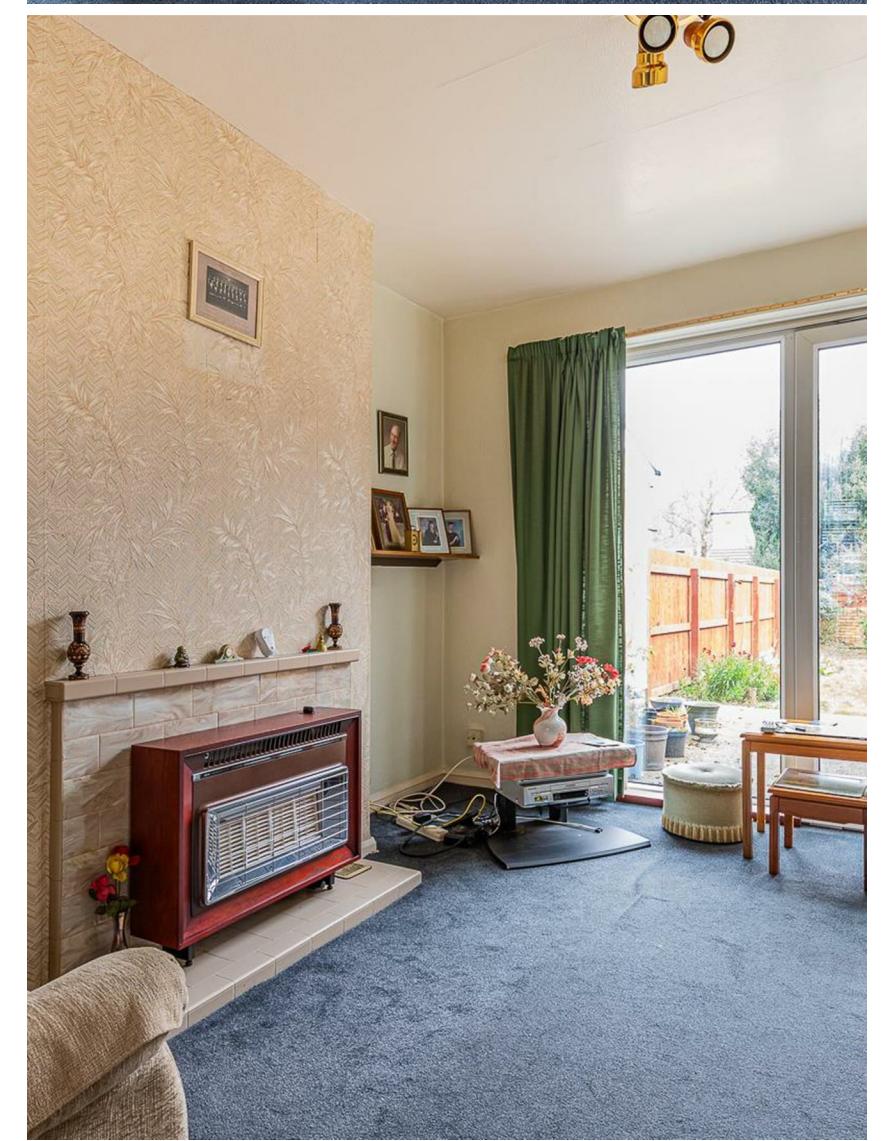
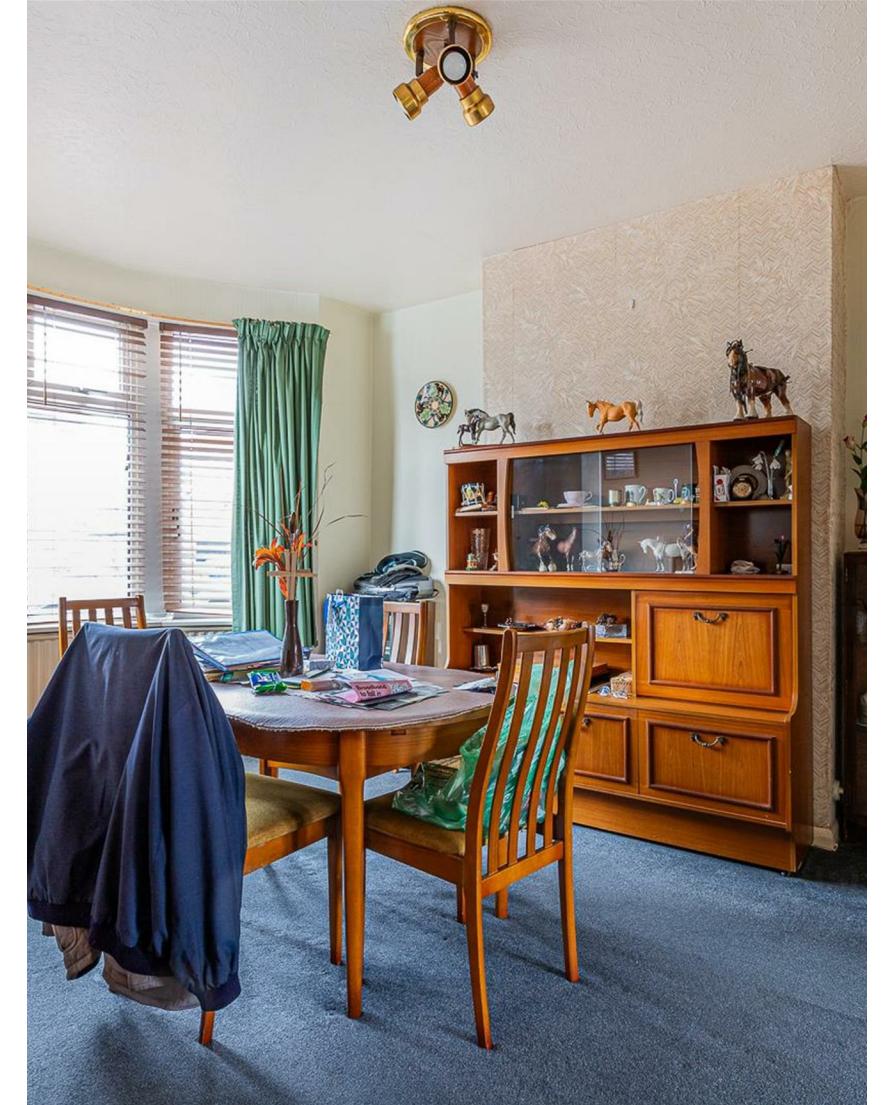
**SCHOOL CATCHMENT**

My English medium primary catchment area is Birchgrove Primary School (year 2024-25)

My English medium secondary catchment area is Whitchurch High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Mynydd Bychan (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)





## ST. BENEDICT CRESCENT

, CF14 4DQ - £395,000



3



1



1090.00

sq ft

\*\*\* NO CHAIN \*\*\*

Nestled in the desirable St. Benedict Crescent in Cardiff, this semi-detached house presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms and two inviting reception rooms, this property offers ample space for families or individuals seeking room to grow.

Although the property is in need of some updating, it is brimming with potential, allowing you to tailor it to your personal taste and style.

Situated in a sought-after location, this home benefits from a friendly neighbourhood atmosphere and convenient access to local amenities, schools, and transport links.

Embrace the chance to transform this house into a stunning residence that reflects your unique vision. With its prime location and generous living space, this property is not to be missed.



### PROPERTY SPECIALIST

Mr Max Tustin

[max@jeffreyross.co.uk](mailto:max@jeffreyross.co.uk)

Sales Negotiator





**GROSS INTERNAL AREA**  
**TOTAL: 1,090 SQFT**  
**GROUND FLOOR: 590 SQFT,**  
**FIRST FLOOR 500 SQFT**  
**SIZE AND DIMENSIONS**  
**ARE APPROXIMATE,**  
**ACTUALLY MAY VARY**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

