

CAERPHILLY'S HOME FOR
STYLISH SALES
& LETTINGS

BRINSONS



HEOL BENNETT

CARDIFF



ENTRANCE FOYER

LIVING ROOM
3.68m*5.31m (12'1*17'5)

KITCHEN
2.46m*2.79m (8'1*9'2")

DINER
2.06m*2.79m (6'9*9'2)

MASTER BEDROOM
2.49m*3.68m (8'2*12'1)

ENSUITE
2.49m*1.19m (8'2*3'11)

BEDROOM 2
2.46m*3.07m (8'1*10'1)

FAMILY BATHROOM
1.93m*1.73m (6'4*5'8)

BEDROOM 3 / HOME OFFICE
1.93m*2.62m (6'4*8'7)

TOP FLOOR BEDROOM SUITE
2.57m*5.77m (8'5*18'11)

ENSUITE
1.45m*2.69m (4'9*8'10)

SCHOOL CATCHMENT
My English medium primary catchment area is

St Mellons C.W Primary School (year 2023-24)
St Mellons C.W. Primary School (year 2024-25)

My Welsh medium primary catchment area is

Ysgol Gynradd Gymraeg Pen Y Groes (year 2023-24)
Ysgol Gynradd Gymraeg Pen Y Groes (year 2024-25)

My English medium secondary catchment area is

Eastern High School (year 2023-24)
Eastern High School (year 2024-25)

My Welsh medium secondary catchment area is

Ysgol Gyfun Gymraeg Bro Edern (year 2023-24)
Ysgol Gyfun Gymraeg Bro Edern (year 2024-25)

COUNCIL TAX
Band D

TENURE
We are informed by our client that the property is Share of Freehold, this is to be confirmed by your legal advisor.



ADDITIONAL INFORMATION
Immaculate Home
Incredible Master Suite
Private Garden





HEOL BENNETT

OLD ST. MELLONS, CF3 6AG - £375,000

 4 Bedroom(s)  3 Bathroom(s) 1051.00 sq ft

JeffreyRoss are proud to present this immaculately presented, 4-bed semi detached home in a quiet corner of the sort after Heol Bennett.

With plenty of schools and amenities nearby, the property is ideal for a young family looking to purchase an immaculately presented, 'show home'.

Step into the stunning living room a bright, warm and welcoming space with neutral tones and thick carpets for that added touch of luxury. Continue through to the stylish open plan kitchen diner, perfect for keeping an eye on the children whilst cooking, or for being present whilst entertaining your guests. The modern kitchen features the usual amenities including an electric oven, hob, dishwasher, free-standing fridge freezer & free-standing washing machine.

Step outside into the delightful garden with side access, patio area for alfresco dining with astro turf lawn.. Perfect for daytime and evening sunshine!

Upstairs, you'll find the chic family bathroom, featuring shower over bath. The main bedroom is beautifully presented with an excellent ensuite with monsoon shower head. The second bedroom is another good sized double. The 3rd, smaller bedroom is currently set up as a home office. Continue upstairs into the incredible loft conversion with dorma takes you into the 4th bedroom with yet another beautiful ensuite with walk in shower. This wonderful home has been so well maintained that you really could move straight in.

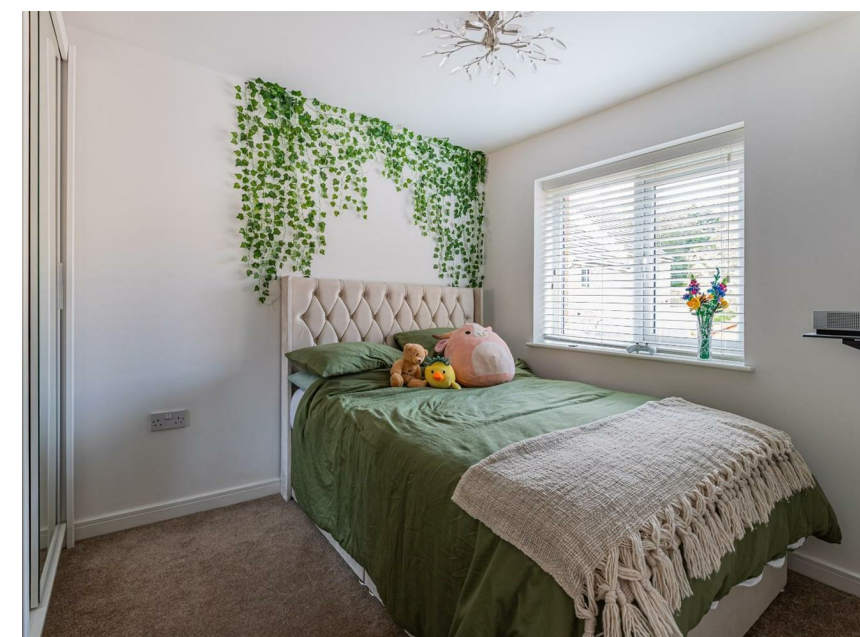
With 2 private parking spaces the property has excellent road & transport links into Cardiff. There is very easy access to the A48 and the M4 motorway, perfect for a commute.

Don't miss the opportunity, call 02920499680 today!



PROPERTY SPECIALIST

Mr Ollie Vincent
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Heol Bennett, Old St. Mellons, Cardiff

Heol Bennett, Old St Mellons, CRF

Main Building: Total Interior Area 1051.87 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B	84	
(69-80) C		
(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	