

Jeffrey Ross

STYLISH SALES  
& LETTINGS  
CARDIFF'S HOME FOR



HEOL BENNETT



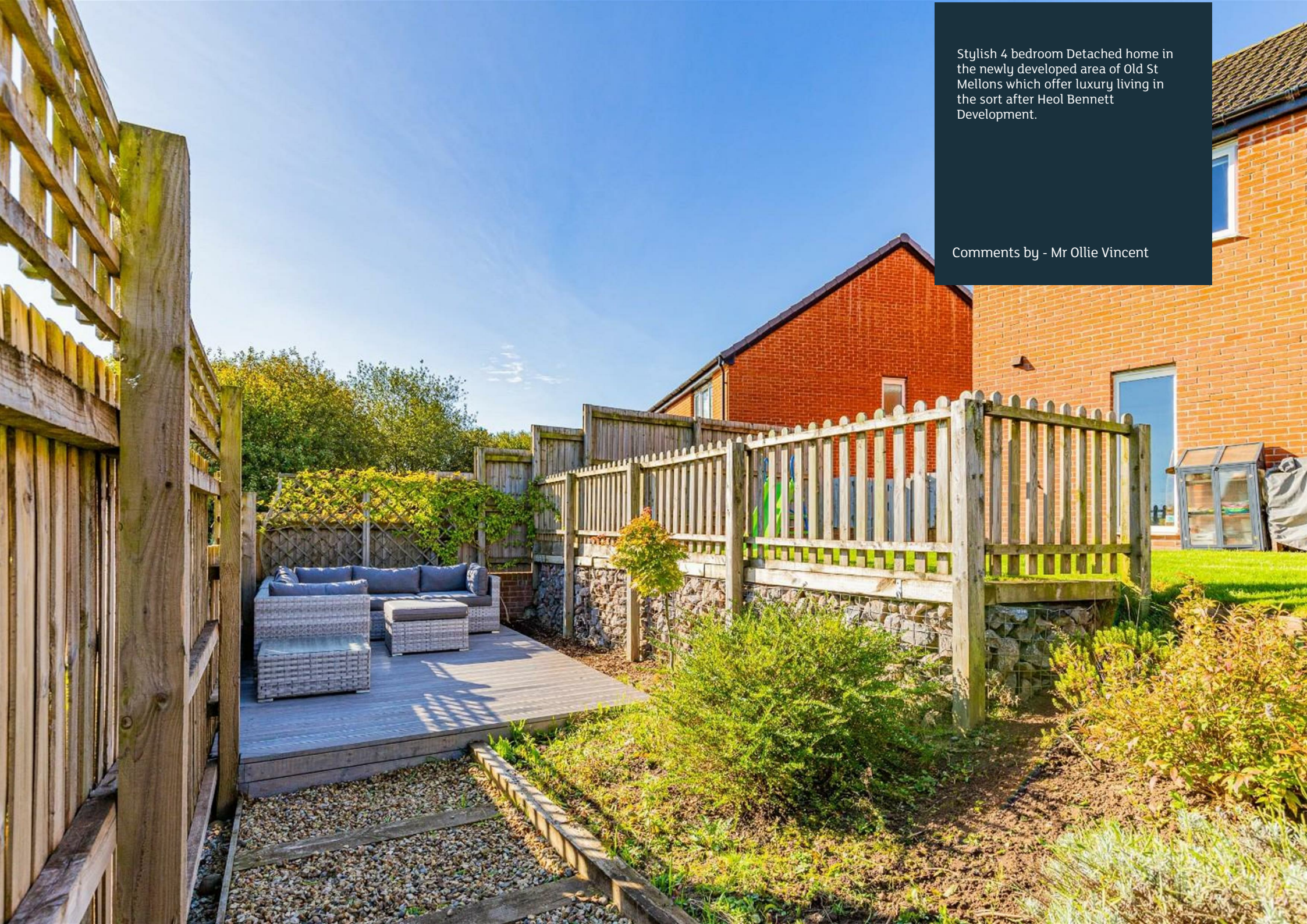
Heol Bennett

Total Area: 186.0 m<sup>2</sup> ... 2002 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Stylish 4 bedroom Detached home in the newly developed area of Old St Mellons which offer luxury living in the sort after Heol Bennett Development.

Comments by - Mr Ollie Vincent



## HEOL BENNETT

, CF3 6AF - ASKING PRICE - £650,000



4 Bedroom(s)



3 Bathroom(s)



2023.63 sq ft

Nestled in the sought-after Heol Bennett, this stunning 4-bedroom detached house is a true gem waiting to be discovered. Built in 2018, this immaculately presented property boasts 2 reception rooms, 3 bathrooms, and a generous 2,024 sq ft of living space.

As you step inside through the porch and into the entrance hall with lovely high ceilings, to the right you are greeted by a beautifully designed living room, exuding warmth and luxury with its neutral tones and plush carpets. The open plan kitchen diner is a highlight, offering a modern space for both family meals and entertaining guests. Complete with all the usual integrations and amenities such as an electric oven, hob, dishwasher, and integrated fridge freezer. Additionally, there is a separate pantry for extra storage and a utility room for your washing machine and laundry.

Venture outside to discover a delightful garden with a patio area perfect for alfresco dining and a lush green lawn bathed in sunshine. The lower terrace provides a tranquil seating area, ideal for relaxation.

Upstairs, the luxury continues with a chic family bathroom and 4 large, well proportioned bedrooms. The main bedroom impresses with a fabulous ensuite, featuring a large walk-in shower with monsoon shower head & his and hers sinks, while the second bedroom offers another excellent ensuite, again with a large walk in shower including monsoon shower head. The remaining 2 bedrooms are spacious and versatile, currently set up as kids' rooms but easily adaptable to a home office and / or guest room.

With parking for 2 vehicles on the driveway and an integrated garage, convenience is at your doorstep.

This home has been meticulously maintained, making it truly move-in ready. Don't miss the opportunity to make this exquisite property your own and enjoy the comfort and style it has to offer. Contact Jeffrey Ross today to arrange a viewing before it's gone! Call 02920499680 to make this house your home.

### PROPERTY SPECIALIST

Mr Ollie Vincent  
ollie.vincent@jeffreyross.co.uk





**Hall**  
2.08 x 4.98 (6'9" x 16'4")

**WC**  
1.27 x 1.6 (4'1" x 5'2")

**Store**  
1.27 x 0.98 (4'1" x 3'2")

**Living Room**  
3.77 x 4.85 (12'4" x 15'10")

**Kitchen / Diner**  
10.68 x 2.97 (35'0" x 9'8")

**Kitchen Store**  
0.81 x 0.82 (2'7" x 2'8")

**Utility Room**  
1.27 x 2.03 (4'1" x 6'7")

**Garage**  
2.97 x 5.98 (9'8" x 19'7")

**To The First Floor**

**Landing**  
2.13 x 5.83 (6'11" x 19'1")

**Store**  
0.87 x 0.80 (2'10" x 2'7")

**Bedroom 1**  
3.85 x 3.40 (12'7" x 11'1")

**Wardrobe 1 (Bedroom 1)**  
1.34 x 0.53 (4'4" x 1'8")

**Wardrobe 2 (Bedroom 1)**  
1.34 x 0.53 (4'4" x 1'8")

**Ensuite (Bedroom 1)**  
3.85 x 2.40 (12'7" x 7'10")

**Bedroom 2**  
4.53 x 2.94 (14'10" x 9'7")

**Ensuite (Bedroom 2)**  
2.28 x 1.40 (7'5" x 4'7")

**Bedroom 3**  
4.53 x 3.18 (14'10" x 10'5")

**Wardrobe (Bedroom 3)**

**Bedroom 4**  
3.85 x 2.95 (12'7" x 9'8")

**Family Bathroom**  
2.13 x 1.70 (6'11" x 5'6")

**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.

**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)

**Additional Information**  
Immaculate Home  
Private Garden  
Close to Amenities  
Close to Motorway  
Great Schools Nearby



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 