

# Heol Bennett

OLD ST. MELLONS, CARDIFF, CF3 6AG

**GUIDE PRICE £375,000**

**Hern &  
Crabtree**





# Heol Bennett

CHAIN FREE! Located in the highly desirable St Edeyrn's Village, this attractive three-bedroom detached property offers modern family living in a thriving new community. The development is set to benefit from a range of excellent local amenities, including a new primary school, convenient local shops, and a beautifully landscaped riverside park along the scenic Rhydney River.

The home itself features a well-designed layout, ideal for comfortable day-to-day living and entertaining. The ground floor comprises a welcoming entrance hallway, a convenient WC, a spacious lounge, and a stylish open-plan kitchen/diner with direct access to the rear garden.

Upstairs, the primary bedroom enjoys the luxury of an en suite shower room, while two further bedrooms are served by a contemporary family bathroom.

Externally, the property boasts an enclosed rear garden—perfect for outdoor relaxation or family play—along with a garage and driveway providing ample off-street parking.

With excellent road links to the M4 and A48, as well as good public transport connections, this home is perfectly placed for commuters and families alike.

- CHAIN FREE



## sq ft

### Entrance Hall

Entered via double glazed composite door to the front. Electric consumer board, radiator, tiled floor, stairs to the first floor, doors to:

### WC

Double obscure glazed window to the side, WC, wash hand basin, tiled splash back, radiator, tiled floor, extractor fan.

### Lounge

14'2" max x 12'7" max  
Double glazed bay window to the front, radiator, feature mounted gas fireplace.

### Kitchen Diner

18'6" x 11'5"  
Double glazed french doors to the rear garden, double glazed window to the rear. Kitchen is laid with wall and base units, complimentary work tops over. Four ring gas hob, stainless steel splash back, cooker hood fitted over. 1.5 bowl sink and drainer with mixer tap. Integrated oven, integrated fridge freezer, integrated dishwasher, integrated washing machine. Two radiators. Tiled floor. Additional wall units and built-in storage cupboard.

### First Floor

Stairs rise up from the entrance hall.

### Landing

Banister, loft access hatch, radiator, linen cupboard, doors to:

### Bedroom One

12'7" x 11'3"  
Double glazed window to the front, radiator, fitted mirrored wardrobes. Door to en suite

### En suite

6'5" x 5'6"  
Double obscure glazed window to the front, corner shower quadrant with plumbed 'Mira'

shower. WC, wash hand basin, radiator. Electric heated towel rail. Part tiled walls, tiled floor.

### Bedroom Two

8'7" x 10'3"  
Double glazed window to the rear, radiator.

### Bedroom Three

7'11 x 10'8  
Double glazed window to the rear, radiator.

### Bathroom

5'5 x 8'5  
Double obscure glazed window to the side, bath with plumbed shower over, tiled enclosure, glass screen, wash hand basin, WC, tiled floor, radiator.

### Outside

#### Front

Driveway to the side with garage access. Paved path to front door, gravelled area.

#### Rear

Enclosed, paved rear garden with stone bedding planters and door access to the garage.

### Garage

Up and over door to the front, door to garden.

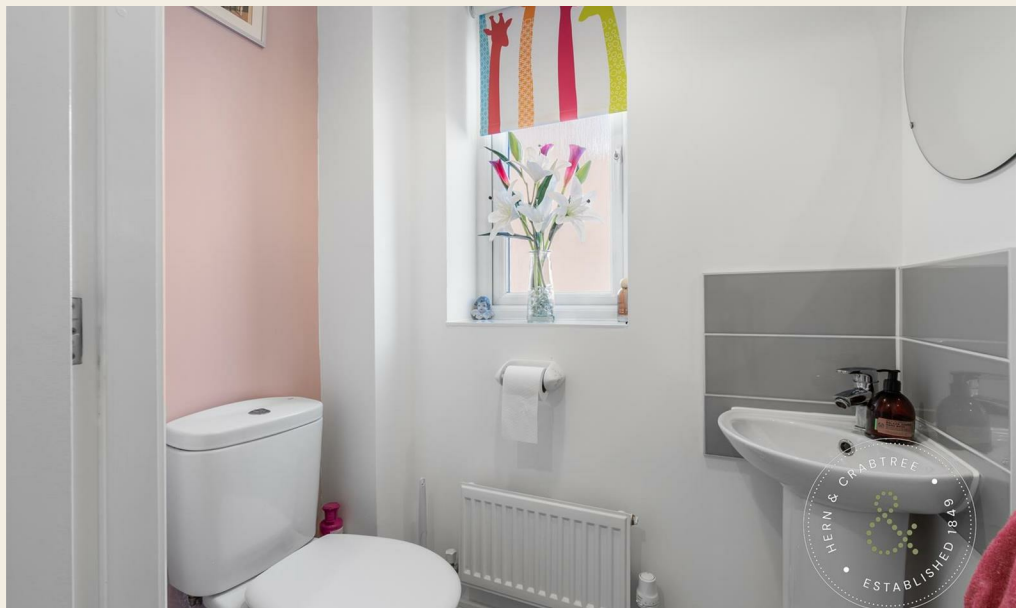
### Tenure & Management Charge

#### Disclaimer

Disclaimer Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24

inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.







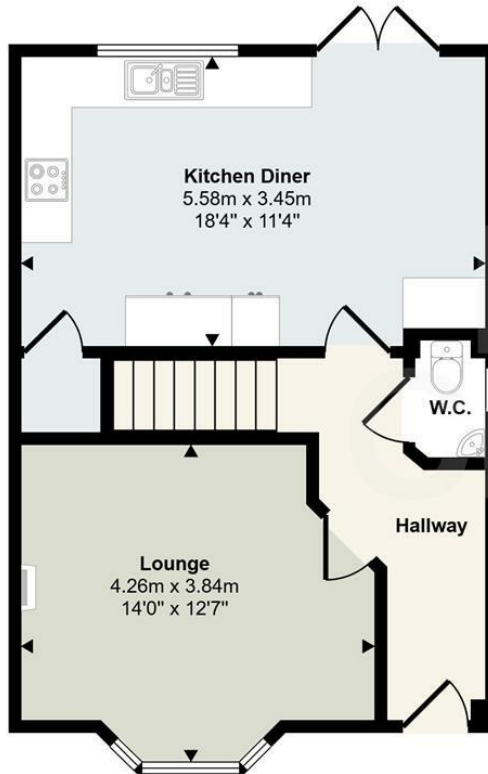




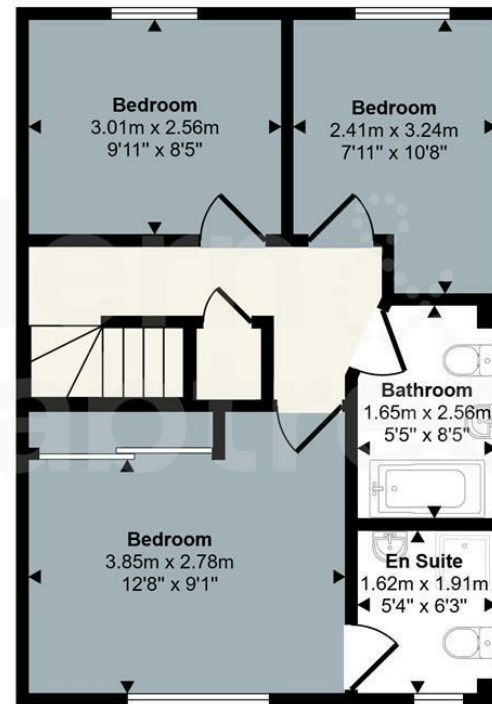




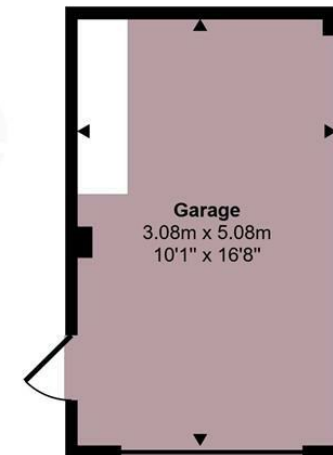
Approx Gross Internal Area  
106 sq m / 1139 sq ft



Ground Floor  
Approx 45 sq m / 487 sq ft



First Floor  
Approx 45 sq m / 483 sq ft

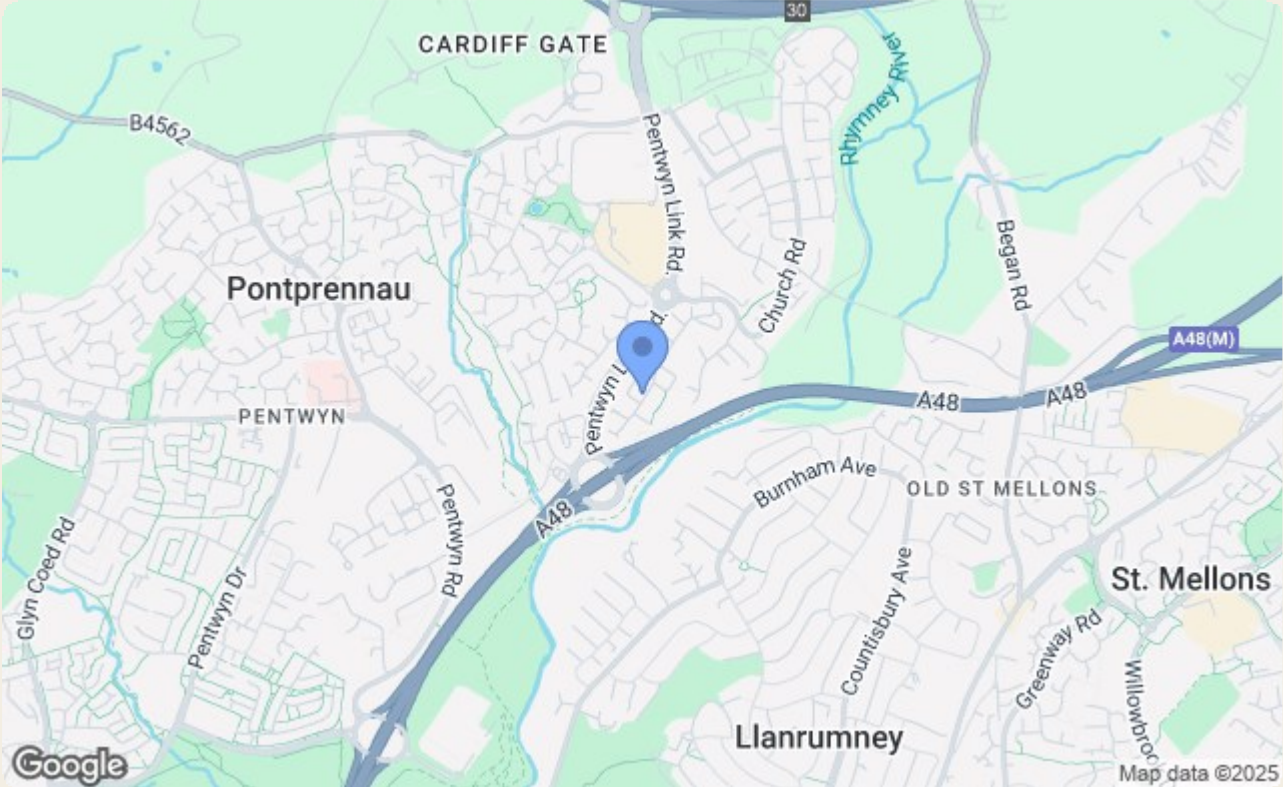


Garage  
Approx 16 sq m / 169 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Good old-fashioned service with a modern way of thinking.



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

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Hern & Crabtree

02920 620 202 heath@hern-crabtree.co.uk

hern-crabtree.co.uk 304 Caerphilly Road, Heath, Cardiff, CF14 4NS



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