

www.jeffreygross.co.uk

CARDIFF

VALE

CAERPHILLY

BRISTOL

Heol Cynwrig

FAIRWATER



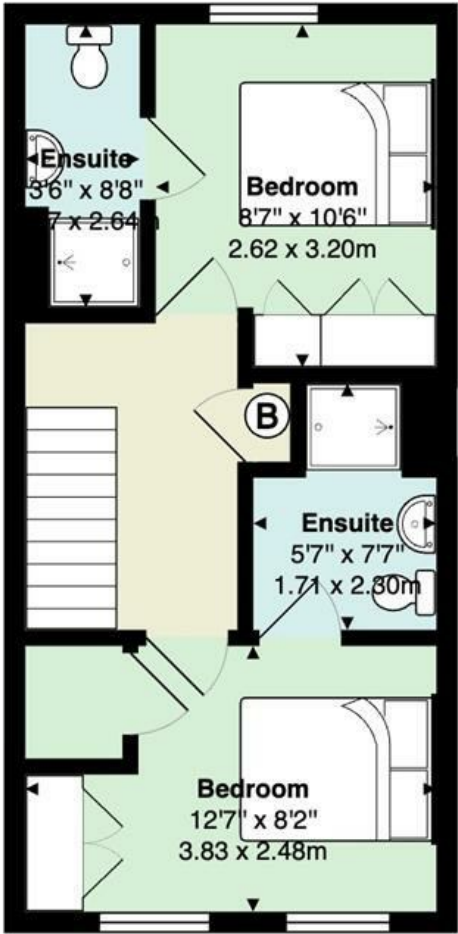
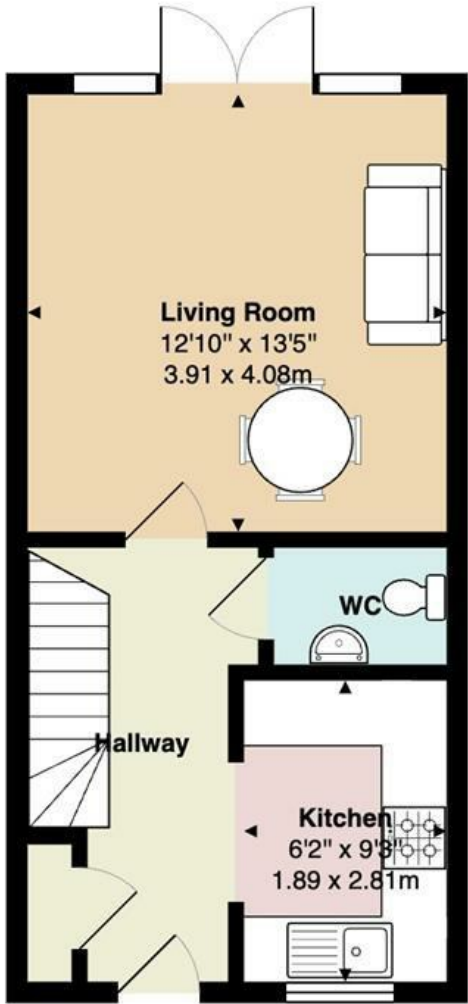


Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

ruby@jeffreygross.co.uk



Heol Cynwrig

Total Area: 684 ft² ... 63.5 m²

All measurements are approximate and for display purposes only



Comments by the Homeowner



Heol Cynwrig

Fairwater, Cardiff, CF5 2DB

Guide Price

£290,000



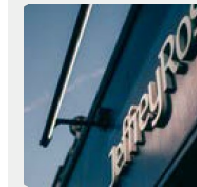
2 Bedroom(s)



2 Bathroom(s)



684.00 sq ft



Contact our
Pontcanna Branch

02920 499680

Located in a sought-after development, this well-presented two-bedroom terraced home in Heol Cynwrig offers modern living in a peaceful residential setting. With 684 sq ft of thoughtfully designed space, this property is ideal for first-time buyers, young professionals, or those looking to downsize without compromising on comfort.

Inside, the home features: Two double bedrooms, each with its own private ensuite bathroom. A spacious and light-filled reception room perfect for relaxing or entertaining. A well-planned layout that maximises space and natural light throughout

The property has a south-east facing garden, offering a sunny spot for morning coffees, gardening, or hosting.

Additional benefits include Off-road parking for two vehicles, a quiet, family-friendly neighbourhood with excellent local amenities, great transport links to Cardiff city centre and beyond.

This is a fantastic opportunity to purchase a modern, low-maintenance home in a desirable Cardiff location.



Hallway	EPC
Kitchen 6'2 x 9'3 (1.88m x 2.82m)	RATING B
WC	Tenure
Living Room 12'10 x 13'5 (3.91m x 4.09m)	We are told that this property is Freehold. This is to be confirmed by your legal representative.
Landing	School Catchment
Bedroom 1 12'7 x 8'2 (3.84m x 2.49m)	My English medium primary catchment area is Peter Lea Primary School
En-Suite 1 5'7 x 7'7 (1.70m x 2.31m)	My English medium secondary catchment area is Cantonian High School (year 2024-25)
Bedroom 2 8'7 x 10'6 (2.62m x 3.20m)	My Welsh medium primary catchment area is Ysgol Gymraeg Coed-Y-Gof (year 2024-25)
En-Suite 2 3'6 x 8'8 (1.07m x 2.64m)	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)
Garden	Council Tax
Private Driveway	BAND D
For 2 Cars	





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	83	
(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 	

