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CARDIFF

VALE

CAERPHILLY

BRISTOL

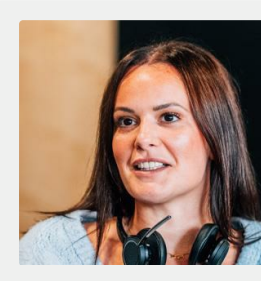


Heol Fair

LLANDAFF

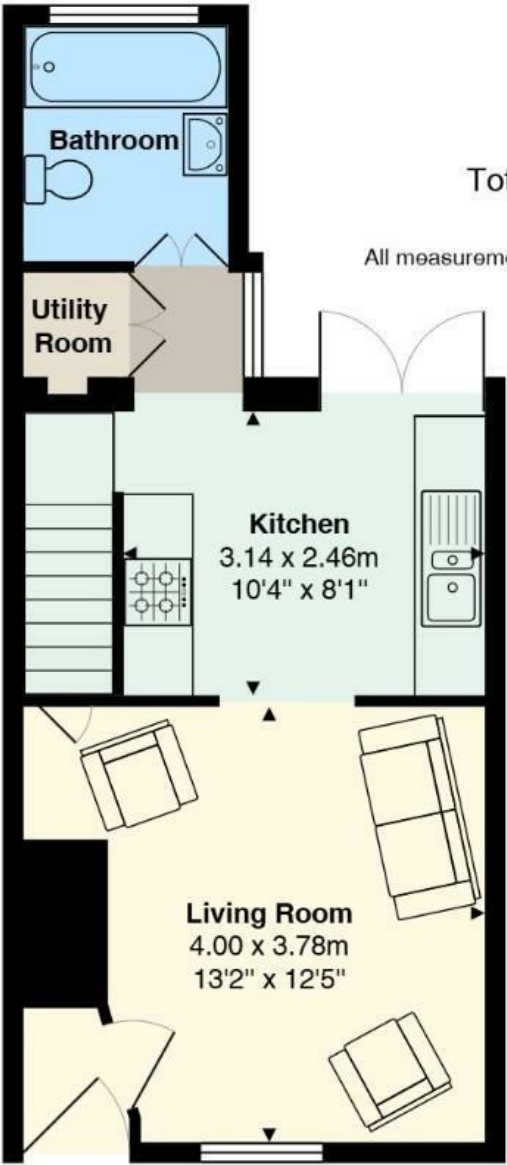


Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

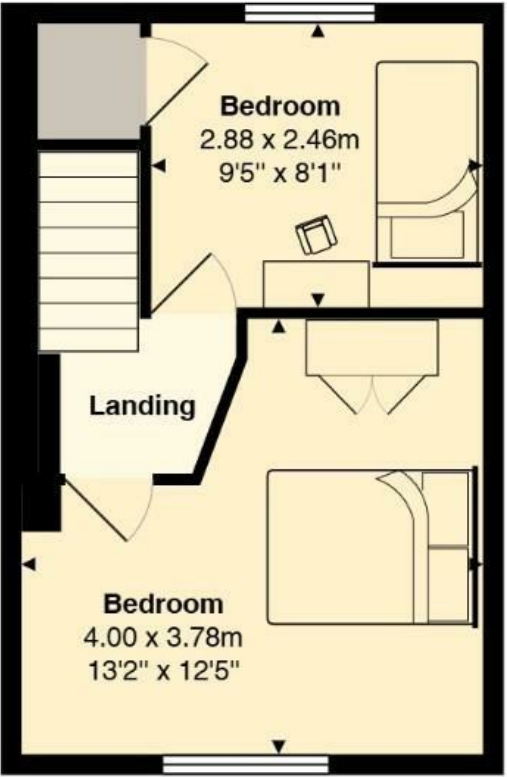
ruby@jeffreycross.co.uk



3 Heol Fair

Total Area: 56.3 m² ... 606 ft²

All measurements are approximate and for display purposes only



Comments by the Homeowner





Heol Fair

Llandaff, Cardiff, CF5 2EE

Guide Price

£350,000



2 Bedroom(s)



1 Bathroom(s)



606.00 sq ft



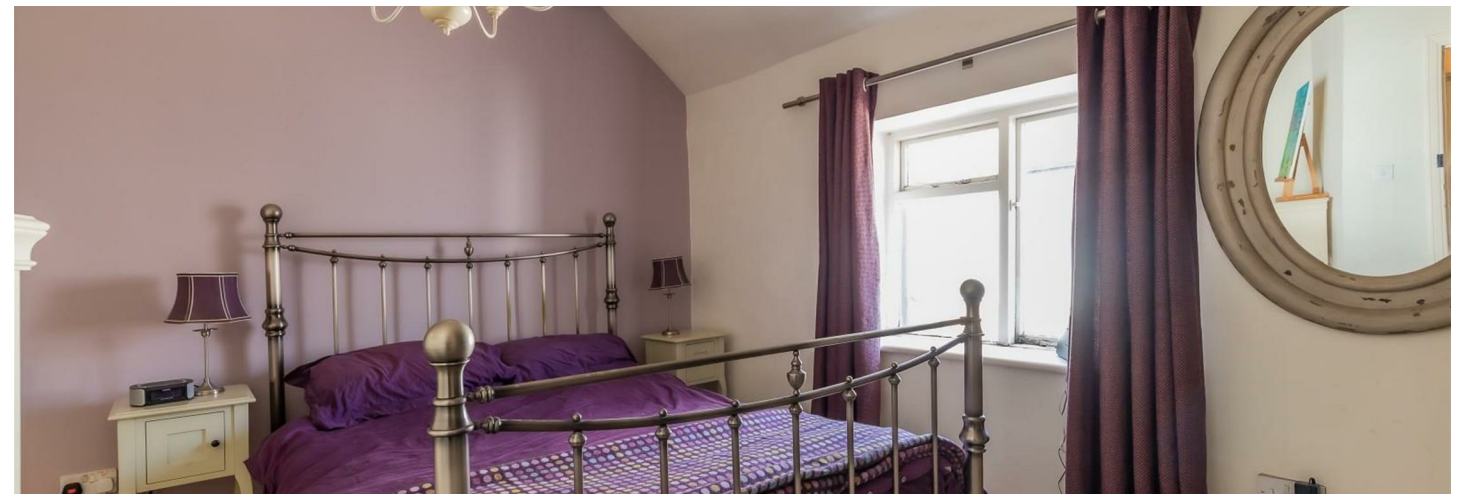
Contact our
Pontcanna Branch
02920 499680

A charming two-bedroom character cottage, ideally positioned on the iconic Heol Fair in the heart of Llandaff, within the sought-after Conservation Area and just moments from the historic Cathedral.

Beautifully combining period charm with modern living, the property features a cosy lounge leading through to a contemporary fitted kitchen, with double doors opening onto a private, low-maintenance courtyard garden. Upstairs, there are two well-proportioned bedrooms, making this delightful home an ideal choice for first-time buyers, those looking to downsize, or anyone seeking a characterful property in a highly desirable location. A true hidden gem, this is an opportunity not to be missed.



Entrance Porch	Tenure
	Freehold - this is to be confirmed by your legal representative.
Living Room 13'2 x 12'5 (4.01m x 3.78m)	School Catchment
Kitchen 10'4 x 8'1 (3.15m x 2.46m)	English medium primary catchment area is Peter Lea Primary School
Utility Cupboard	Welsh medium primary catchment area is Ysgol Pencae
Bathroom	English medium secondary catchment area is Cantonian High School
Garden	Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
With large shed.	
Landing	
Bedroom 1 13'2 x 12'5 (4.01m x 3.78m)	
Bedroom 2 9'5 x 8'1 (2.87m x 2.46m)	
EPC	
Council Tax	
BAND	





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	

