

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HEOL CYNWRIG  
FAIRWATER





#### HALLWAY

#### KITCHEN

1.88m x 2.82m (6'2 x 9'3)

#### WC

#### LIVING ROOM

3.91m x 4.09m (12'10 x 13'5)

#### LANDING

#### BEDROOM 1

3.84m x 2.49m (12'7 x 8'2)

#### EN-SUITE 1

1.70m x 2.31m (5'7 x 7'7)

#### BEDROOM 2

2.62m x 3.20m (8'7 x 10'6)

#### EN-SUITE 2

1.07m x 2.64m (3'6 x 8'8)

#### GARDEN

South East Facing

#### PRIVATE DRIVEWAY

For 2 Cars

#### EPC

RATING B

#### TENURE

We are told that this property is Freehold. This is to be confirmed by your legal representative.

#### SCHOOL CATCHMENT

My English medium primary catchment area is Peter Lea Primary School

My English medium secondary catchment area is Cantonian High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Gymraeg Coed-Y-Gof (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

#### COUNCIL TAX

BAND D







## HEOL CYNWRIG

FAIRWATER, CF5 2DB - £290,000



2 Bedroom(s)



2 Bathroom(s)



684.00 sq ft

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.

### PROPERTY SPECIALIST

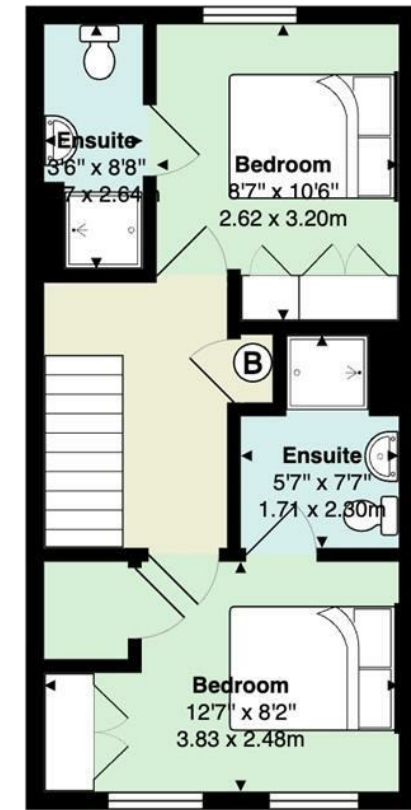
Mrs Ruby Ledley  
ruby@jeffreygross.co.uk  
02920499680  
Valuer







Heol Cynwrig, Cardiff



Heol Cynwrig  
Total Area: 684 ft² ... 63.5 m²  
All measurements are approximate and for display purposes only



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