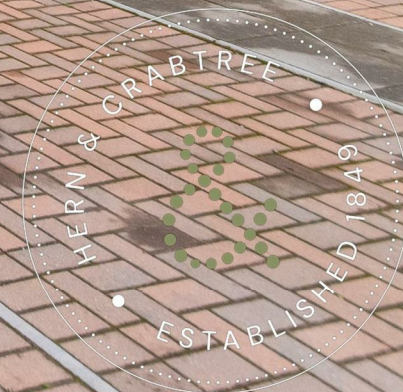




# Heol Cynwrig

| Cwrt Sant Ioan | Cardiff | CF5 2DB



# HEOL CYNWRIG

Guide Price £329,950



Private driveway shared with 4 houses with 2 assigned parking spaces  
New EV charging point (Hypervolt)  
Loft is boarded with ladder and lights  
Landscaped garden with midday to evening sun  
New neighbourhood  
Close location to brand new dual language school  
Great public transport links

## Tenure

We have been advised by the seller that the property is freehold and the council tax band is E.

A stylish and beautifully presented mid-terrace 'Teifi 3' style Redrow built property, in a popular location being a short distance from transport links and local amenities.

Downstairs, open plan living spaces allow light to emanate throughout the property. The spacious lounge, modern kitchen/dining room and useful downstairs cloakroom have all been finished to the highest standard and have been packed with features that will streamline your lifestyle. Three beautiful bedrooms await upstairs, with the main bedroom enjoying the wonderful addition of an en-suite. With style and practicality, The Teifi 3 has been built with modern family life in mind.

Heol Cynwrig is located on the newly build development of Plasdwr and is positioned close to bus links to the city centre and is within easy reach of Radyr and Danescourt railway stations. There is also the benefit from a range of excellent schools in the area, highly sought after for growing families. Radyr's amenities include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician and restaurant. Be quick and book early!

## Entrance Hall

Entered via a composite front door, laminate flooring.

## Cloakroom

Fitted with w.c and wash hand basin, radiator, laminate floor.

## Lounge

16'2 x 12'1 max

Double glazed window to the front, radiator, understairs storage cupboard, laminate flooring.

## Kitchen/Diner

16' x 10'

Double glazed window to the rear and double glazed patio door to the rear, fitted with a range of wall and base units with worktop over, one and a half bowl sink and drainer, four ring gas hob with cooker hood above and electric double oven and grill, integrated fridge/freezer, space and plumbing for a washing machine, radiator, laminate flooring.

## First Floor Landing

Radiator, access to loft space, storage cupboard housing the combination boiler.

## Bedroom One

10'2 x 10'

Double glazed window to the rear, radiator, built in wardrobes.

## En Suite

3'6 x 9'3

Double obscure glazed window to the rear, shower cubicle, w.c and wash hand basin, heated towel rail, laminate flooring.

## Bedroom Two

8'7 x 11'4

Double glazed window to the front, radiator.

## Bedroom Three

7'2 x 9'

Double glazed window to the front, radiator.

## Bathroom

6'10 x 5'6

Fitted with a white suite comprising, bath with shower over, w.c and wash hand basin, heated towel rail, laminate flooring.

## Rear

Enclosed by timber fencing, paved sitting area, lawn and flower beds, wood chipping, timber shed, outside cold water tap, gate to parking space.

## Front

Parking for two vehicles with electric car charging point, shared access to the rear garden.

## Car Charging Point

Front of the house, connected to incoming supply. Hypervolt Home 3.0 Pro 7.5m tethered

## Additional Information

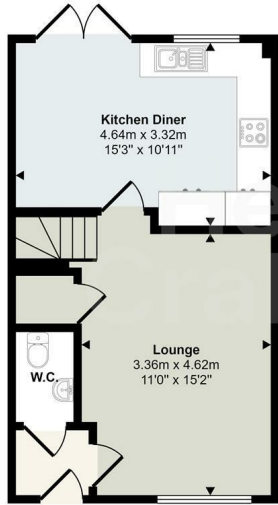
We have been advised by the seller of the following: -



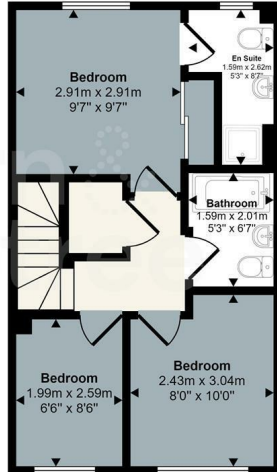
Call Hern & Crabtree to arrange a viewing on **02920 555 198**

<https://www.hern-crabtree.co.uk>

Approx Gross Internal Area  
74 sq m / 795 sq ft

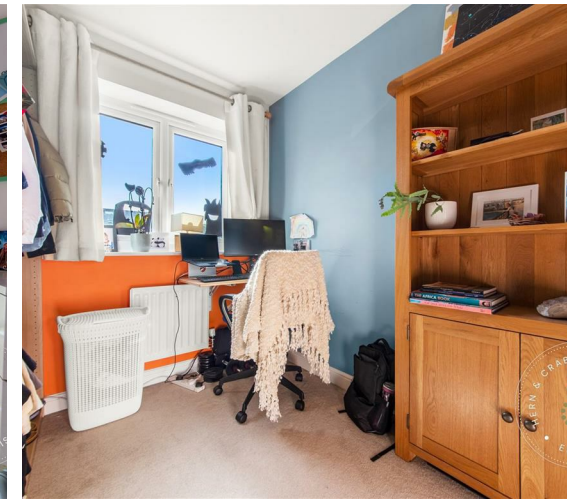


Ground Floor  
Approx 37 sq m / 397 sq ft



First Floor  
Approx 37 sq m / 398 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.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>94</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		

England & Wales EU Directive 2002/91/EC



8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ  
Tel: 02920 555 198 Email: llandaff@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.