

# Heol Cynwrig

CWRT SANT IOAN, CARDIFF, CF5 2DB

**GUIDE PRICE £300,000**

**Hern &  
Crabtree**





# Heol Cynwrig

An immaculately presented end of terrace 'Conwy 2' style Redrow home boasting plenty of upgrades, in a popular location being a short distance from transport links and local amenities.

The property briefly comprises hallway, kitchen, lounge/diner and wc. To the first floor there are two double bedrooms both with ensuite shower rooms. The property benefits from an good size enclosed rear garden, plus driveway with space for two vehicles to the side.

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!



**596.00 sq ft**

#### Entrance

Storm Porch. Entered via a double glazed composite door.

#### Hallway

Stairs to the first floor with understairs storage cupboard with plumbing for a washer/dryer. Radiator. Large storage cupboard housing Meters.

#### Kitchen

7'6" x 6'2"

Double glazed window to the front. The kitchen is fitted with wall and base units with Granite work surfaces. Four ring integrated gas hob and electric oven and grill. Stainless steel sink and drainer. Integrated fridge and freezer, Tiled floor.

#### Cloakroom

W/c and wash hand basin. Tiled walls and floor. Radiator.

#### Living Room

12'8" x 13'4"

Double glazed French doors to the rear. Radiator.

#### FIRST FLOOR

Stairs from the entrance hall.

#### Landing

Loft access hatch. Radiator. Storage cupboard housing the combi boiler.

#### Bedroom One

9' x 8'10"

Double glazed window to the rear. Radiator. Built in wardrobe. Door to en-suite.

#### En-Suite

8'10" x 3'5"

Walkin Shower, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

#### Bedroom Two

12'7" x 8'1" max

Double glazed full length window to the front. Radiator. Large storage cupboard. Door to en-suite.

#### En-Suite

5'5" x 7'3"

Walkin Shower, w/c and wash hand basin. Tiled walls and floor. Heated towel rail.

#### OUTSIDE

##### Front

Off street Parking. Hedge border. Paved path.

##### Side

Shed. Wooden gate giving access to the front.

##### Rear Garden

Enclosed rear garden with timber frame fences. Paved patio area. Lawn area. Tree. Cold water Tap.

#### Additional Information

We have been advised by the vendor that the property is Freehold.

Epc - B

Council Tax - D

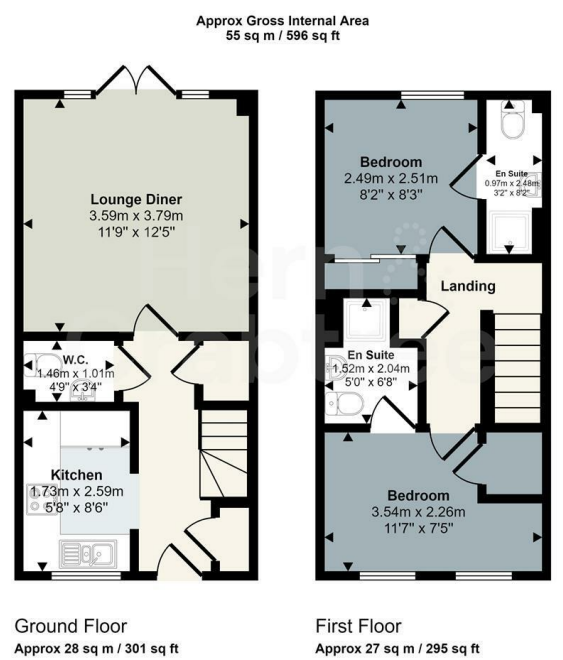
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		97
(81-91) <b>B</b>	83	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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