

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

HEOL CYNWRIGHT
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

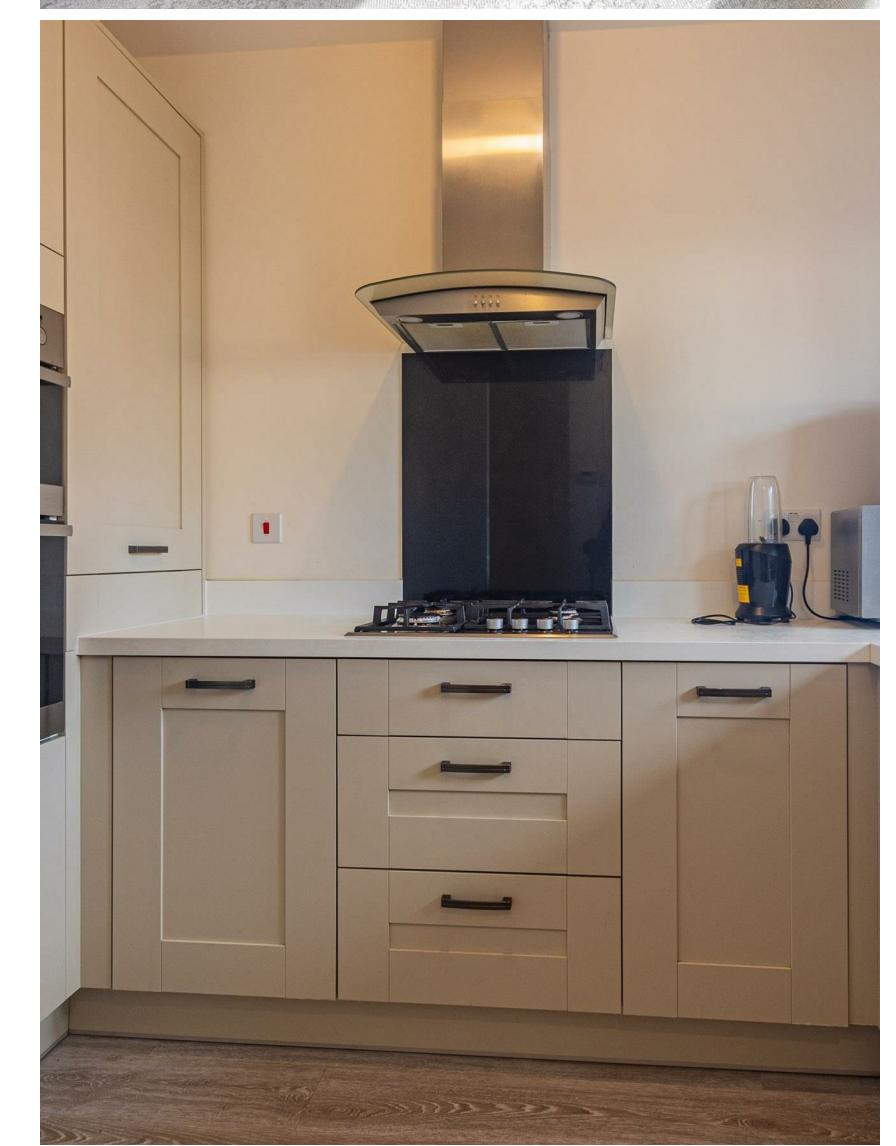
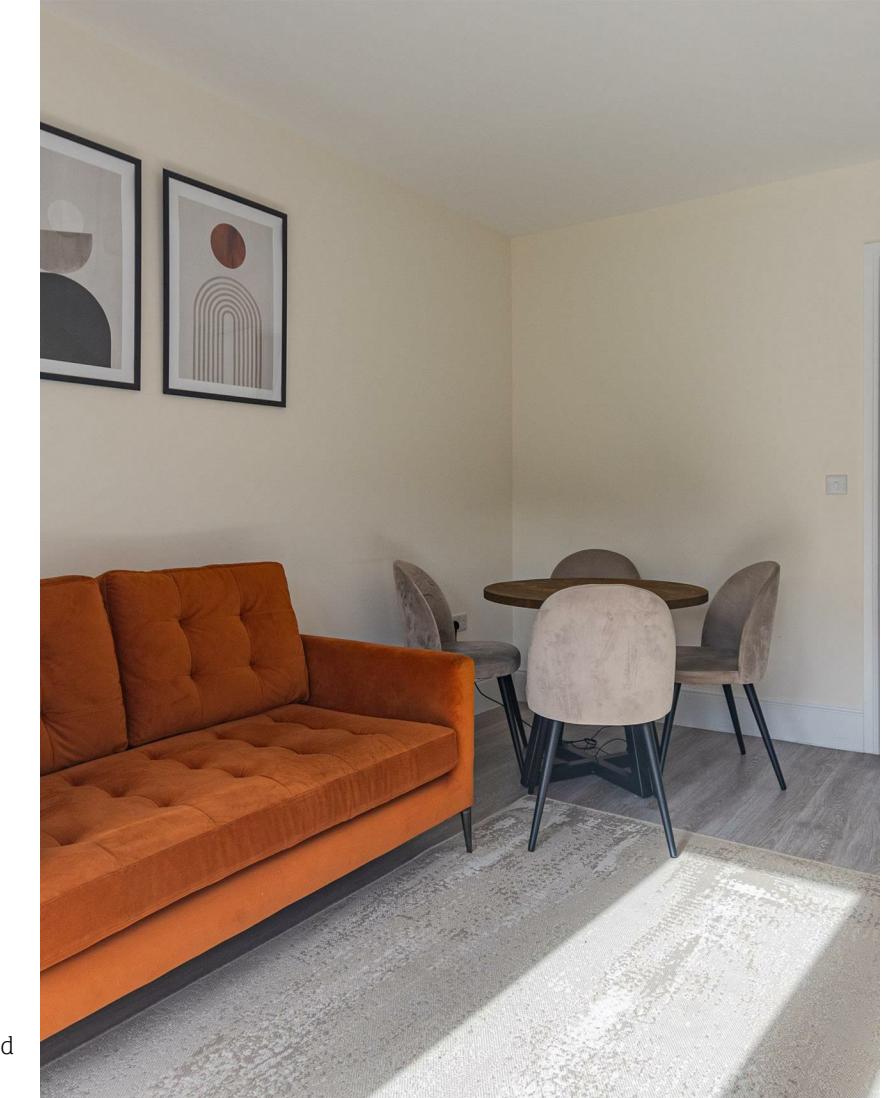
My English medium primary catchment area is Peter Lea Primary School

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)

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.

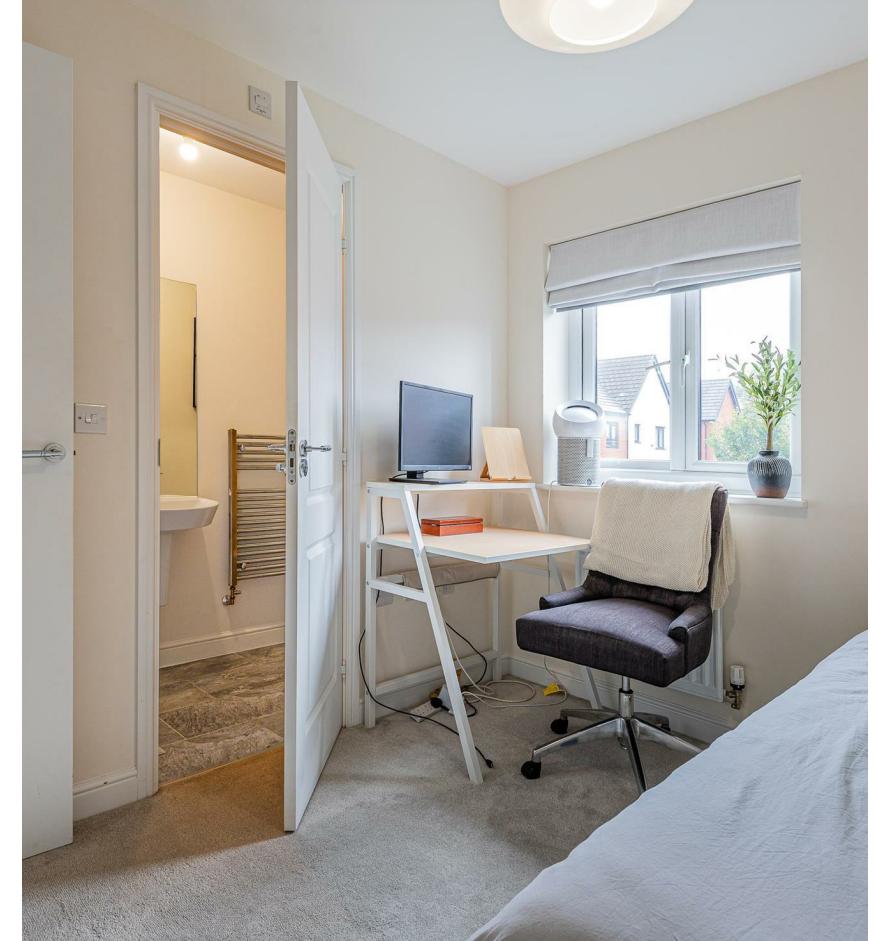
Additional benefits include Off-road parking for two vehicles, a quiet, family-friendly neighbourhood with excellent local amenities, great transport links to Cardiff city centre and beyond.

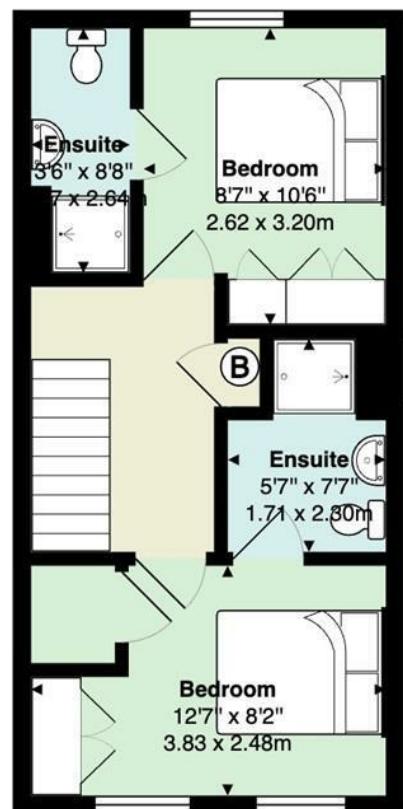
This is a fantastic opportunity to purchase a modern, low-maintenance home in a desirable Cardiff location.



PROPERTY SPECIALIST

Mrs Ruby Ledley
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02920499680
Valuer





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) 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	



Heol Cynwrig, Cardiff