

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**

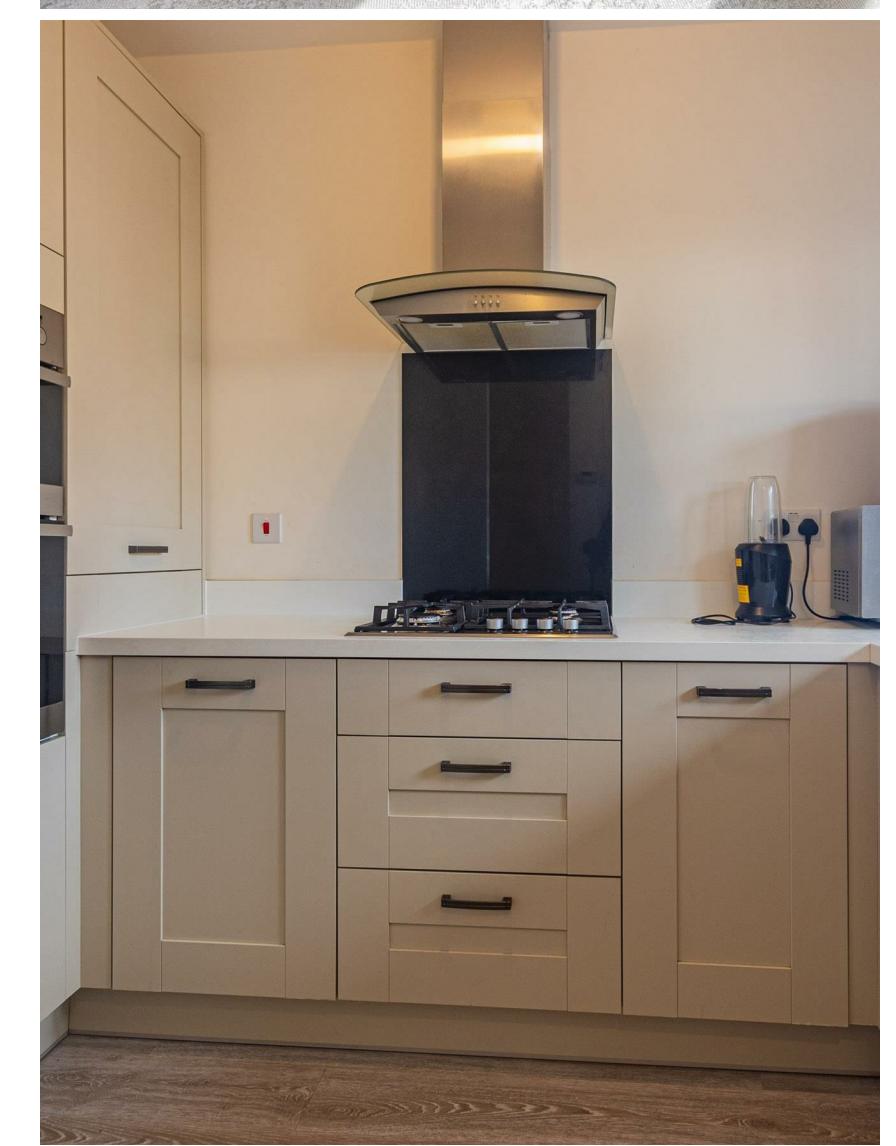
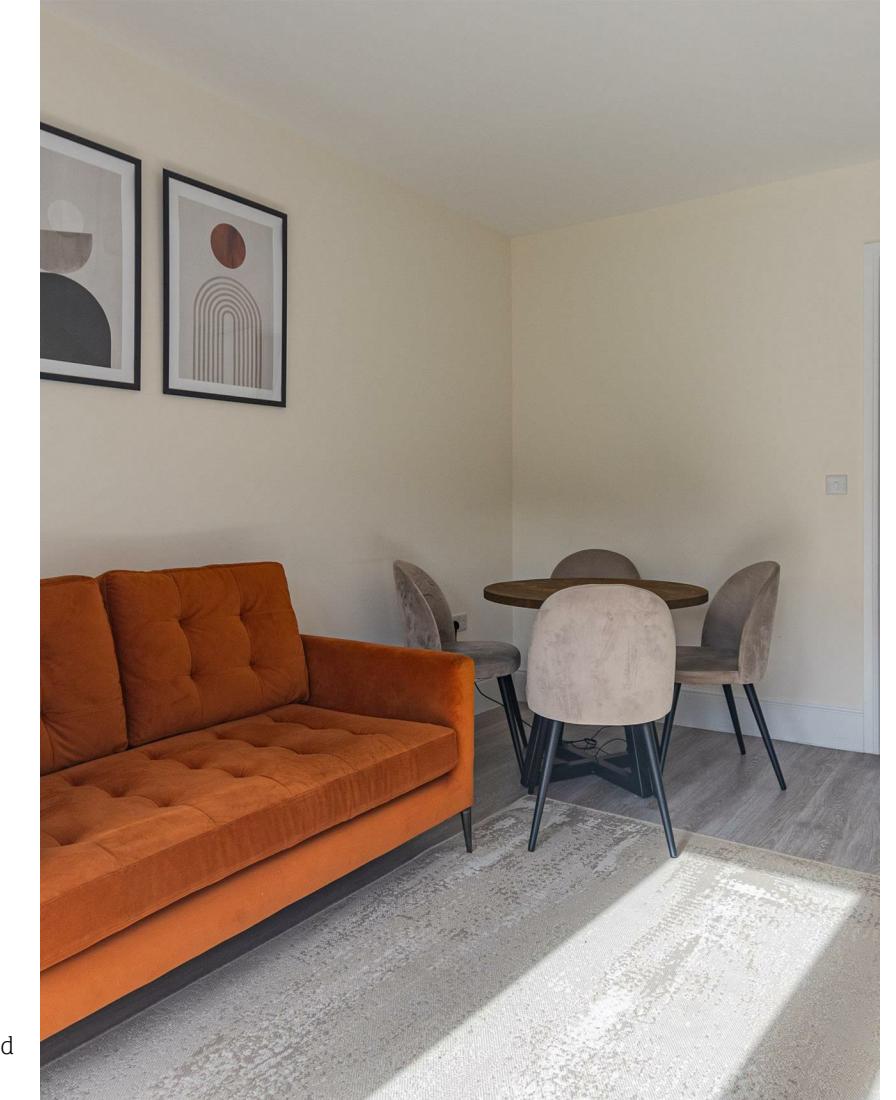
My English medium primary catchment area is Peter Lea Primary School

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)

**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.

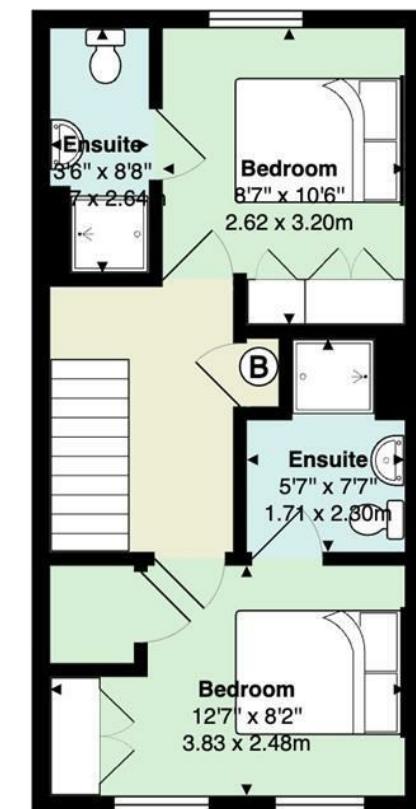
This is a fantastic opportunity to purchase a modern, low-maintenance home in a desirable Cardiff location.



### PROPERTY SPECIALIST

Mrs Ruby Ledley  
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02920499680  
Valuer





Heol Cynwrig

Total Area: 684 ft<sup>2</sup> ... 63.5 m<sup>2</sup>

All measurements are approximate and for display purposes only



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