

Heol Cynwrig

CWRT SAINT IOAN FAIRWATER, CARDIFF, CF5 2DB

GUIDE PRICE £275,000

**Hern &
Crabtree**

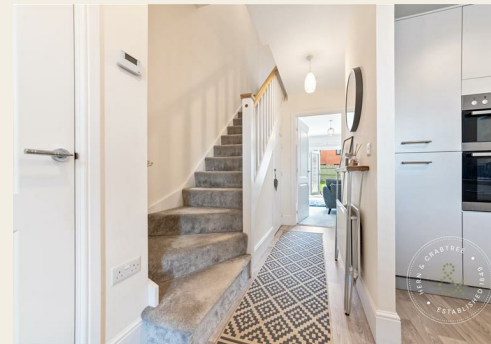


Heol Cynwrig

An immaculately presented mid-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 off street parking.

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!



603.00 sq ft

Entrance

Entered via a pvc front door, stairs to the first floor with understairs cupboard, radiator, cupboard housing the fuses, laminate flooring.

Cloakroom

Fitted with w.c and wash hand basin, laminate flooring.

Kitchen

Double glazed window to the front, wall and base units with worktop over, one and a half bowl stainless steel sink and drainer, a four ring gas hob with integrated oven and a grill, integrated fridge and freezer.

Living Room

Double glazed French doors to the rear garden, radiator.

First Floor Landing

Stairs rise up from the hall with wooden handrail, access to loft space, radiator, cupboard housing the combination boiler.

Bedroom

Twin double glazed windows to the front, radiator, storage cupboard.

En Suite

Fitted with shower cubicle, w.c and wash hand basin, heated towel rail, laminate flooring.

Bedroom Two

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

En Suite

Fitted with shower, w.c and wash hand basin, heated towel rail, laminate flooring.

Garden

Enclosed by timber fencing, patio and lawn, garden shed, lockable gate to the side.

Front

Driveway to the front.

Additional Information

We have been advised by the vendor that the property is Freehold. Epc - B Council Tax - D

Disclaimer

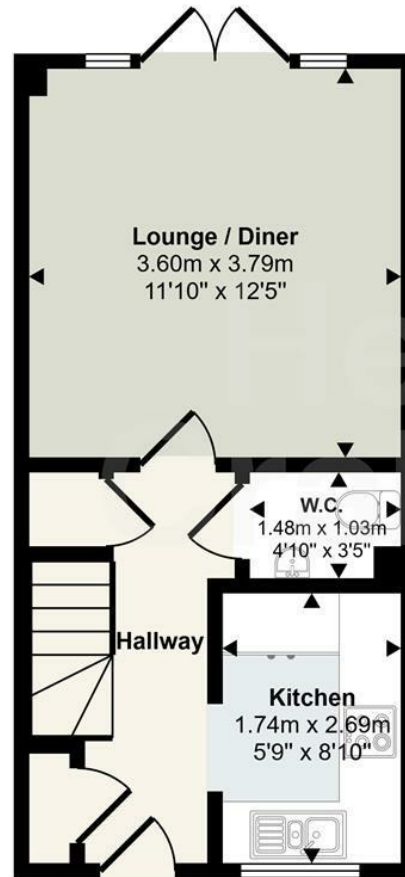
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

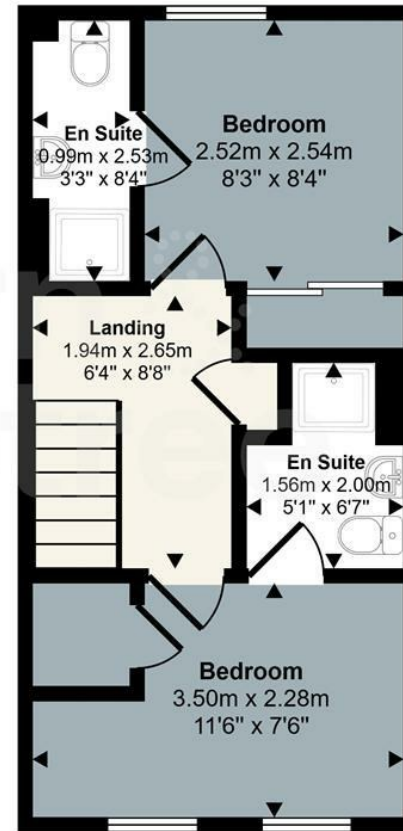




Approx Gross Internal Area
56 sq m / 603 sq ft



Ground Floor
Approx 28 sq m / 304 sq ft



First Floor
Approx 28 sq m / 299 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) A		
(81-91) B		
(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	

Good old-fashioned service with a modern way of thinking.

