

FOR SALE

Heol Fair

Llandaff, Cardiff, CF5 2EE

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GUIDE PRICE

£350,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

606 SQ FT

CHAIN FREE

TWO BEDROOMS

PRIME LOCATION

CATHEDRAL VIEWS

PRIVATE COURTYARD GARDEN



THE PROPERTY

A charming two-bedroom character cottage, ideally positioned on the iconic Heol Fair in the heart of Llandaff, within the sought-after Conservation Area and just moments from the historic Cathedral.

Beautifully combining period charm with modern living, the property features a cosy lounge leading through to a contemporary fitted kitchen, with double doors opening onto a private, low-maintenance courtyard garden. Upstairs, there are two well-proportioned bedrooms, making this delightful home an ideal choice for first-time buyers, those looking to downsize, or anyone seeking a characterful property in a highly desirable location. A true hidden gem, this is an opportunity not to be missed.





ACCOMMODATION

LIVING ROOM 4.01m x 3.78m

KITCHEN 3.15m x 2.46m

GARDEN
With large shed.

BEDROOM 1 4.01m x 3.78m

BEDROOM 2 2.87m x 2.46m

SCHOOL CATCHMENT
*English medium primary catchment area is Peter Lea Primary School
Welsh medium primary catchment area is Ysgol Pencae
English medium secondary catchment area is Cantonian High School
Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf*

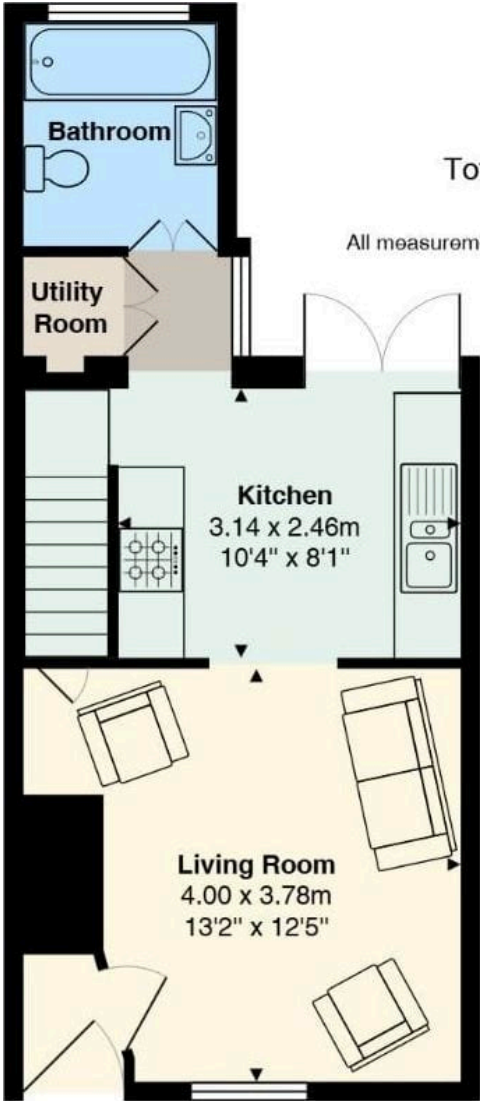
PROPERTY TYPE HOUSE

INTERNAL AREA 606 SQ FT

TENURE FREEHOLD

COUNCIL TAX BAND D · ABOUT £2,013 A YEAR
Cardiff Council, 2026/27 estimate

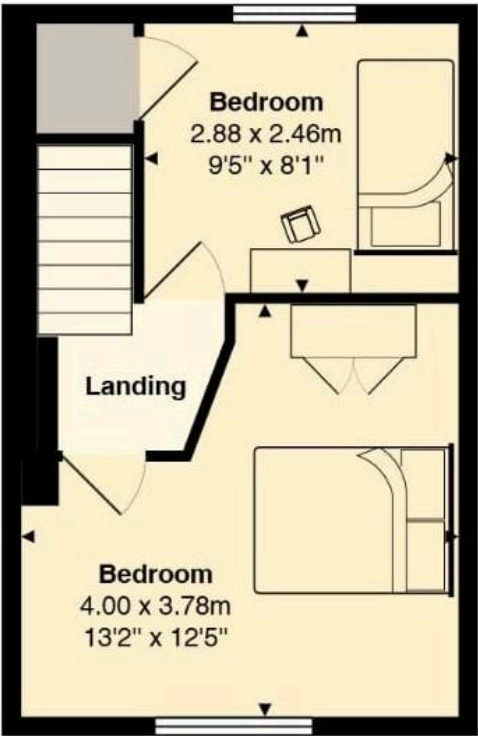
EPC RATING 71 · POTENTIAL 78



3 Heol Fair

Total Area: 56.3 m² ... 606 ft²

All measurements are approximate and for display purposes only





Ruby Ledley

SALES VALUER

PONTCANNA BRANCH

029 2049 9680

223–225 CATHEDRAL ROAD, PONTCANNA, CARDIFF, CF11 9PP

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SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 223–225 Cathedral Road, Pontcanna, Cardiff, CF11 9PP. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreygross.co.uk