



## 22 Flaxland Avenue, Heath/Gabalfa, Cardiff, CF14 3NT

Price Guide £330,000

- 3 Bedroom Terrace House of character that requires up-grading.
- Gas central heating and double-glazed.
- 2 Separate Reception Rooms & 2 Bath/Shower Rooms.
- Lots of period features. Freehold.
- Patio and rear Garden. Garage with lane access.

## Directions

## Viewings

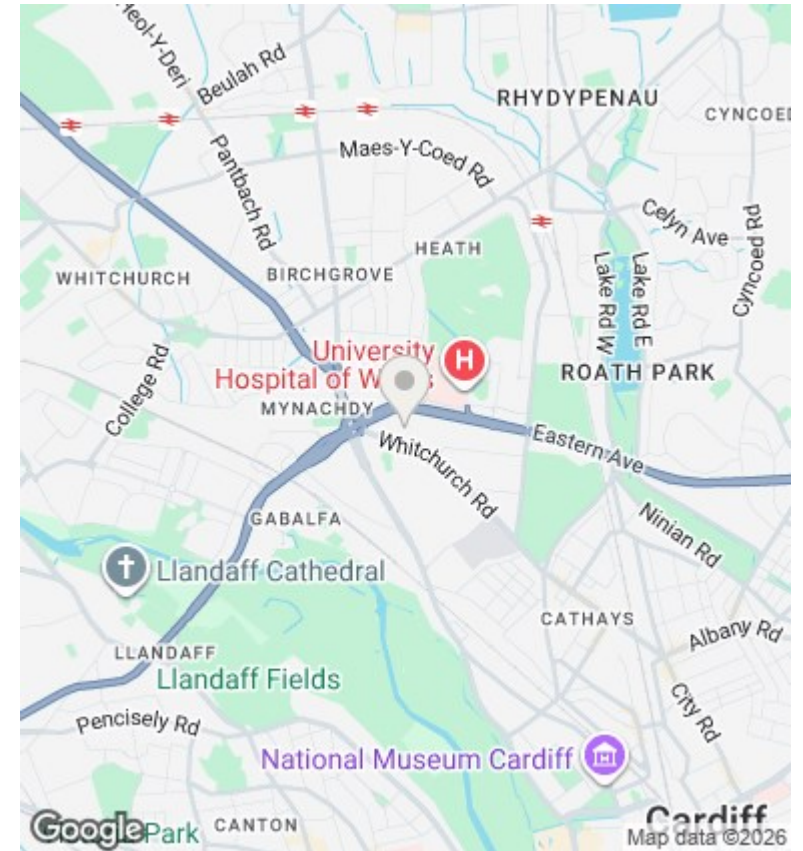
Viewings by arrangement only.  
Call 02920342331 to make an appointment.

## Council Tax Band

E

## EPC Rating:

D



| Energy Efficiency Rating                    |    | Current                    | Potential |
|---|----|----------------------------|-----------|
| Very energy efficient - lower running costs |    |                            |           |
| (92 plus) A                                 |    |                            |           |
| (81-91) B                                   |    |                            |           |
| (69-80) C                                   |    |                            | 78        |
| (55-68) D                                   | 62 |                            |           |
| (39-54) E                                   |    |                            |           |
| (21-38) F                                   |    |                            |           |
| (1-20) G                                    |    |                            |           |
| Not energy efficient - higher running costs |    |                            |           |
| England & Wales                             |    | EU Directive<br>2002/91/EC |           |