



52 Canada Road, Heath/Gabalfa, Cardiff, CF14 3BW

Price Guide £319,950

- Close to UHW, Cardiff University & local amenities.
- Laundry/Utility Room.
- Small patio garden with lane access.
- 2 separate reception rooms.
- Cloakroom/wc. & Bathroom/wc with shower.
- Lovely open-plan fitted kitchen.
- 3 Bedrooms of good size.

Directions

Viewings

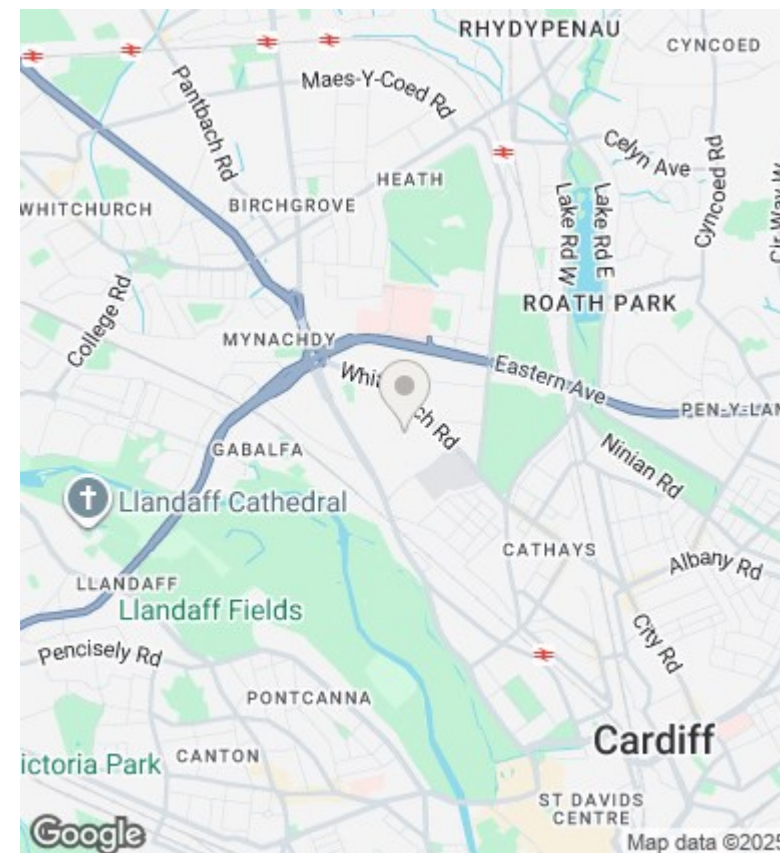
Viewings by arrangement only.
Call 02920342331 to make an appointment.

Council Tax Band

E

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC