



13 Clodien Avenue, Heath, Cardiff, CF14 3NL

Price Guide £325,000

- 3-Bedroom bay-fronted Freehold house nr. UHW.
- 2 separate reception rooms and fitted kitchen.
- Gas central heating and double-glazed.
- Excellent investment potential.

Directions

70 Whitchurch Road Heath, Cardiff,
02920342331

Viewings

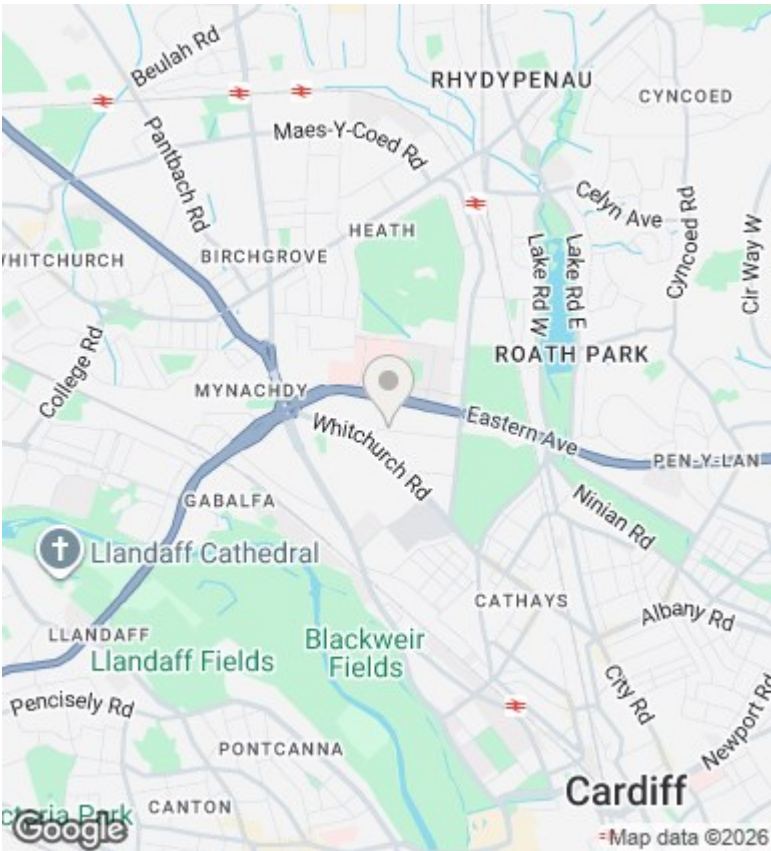
Viewings by arrangement only.
Call 02920342331 to make an appointment.

Council Tax Band

E

EPC Rating:

D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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