



## 35A Shirley Road, Roath, Cardiff, CF23 5HL

£1,200 Per Month

- 2 bedrooms.
- Kitchen.
- Available Now.
- Ground floor apartment.
- Bathroom.
- Furnished.
- Lounge.
- Rear Garden / Off-road parking
- EPC Rating C.

## Directions

## Viewings

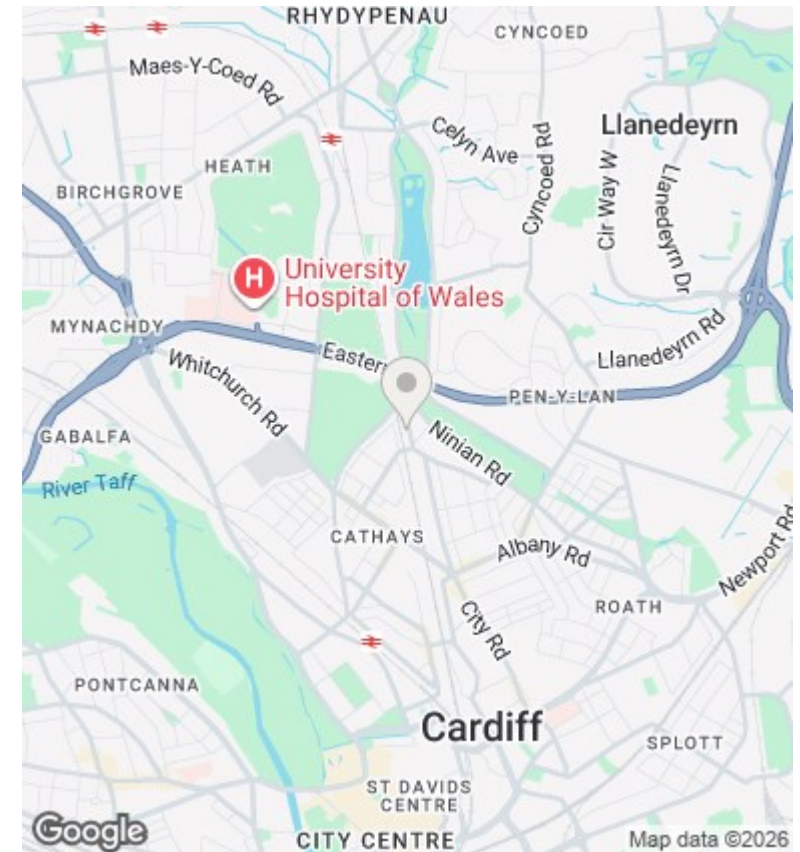
Viewings by arrangement only.  
Call 02920342331 to make an appointment.

## Council Tax Band

C

## EPC Rating:

C



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>	70	77	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	