



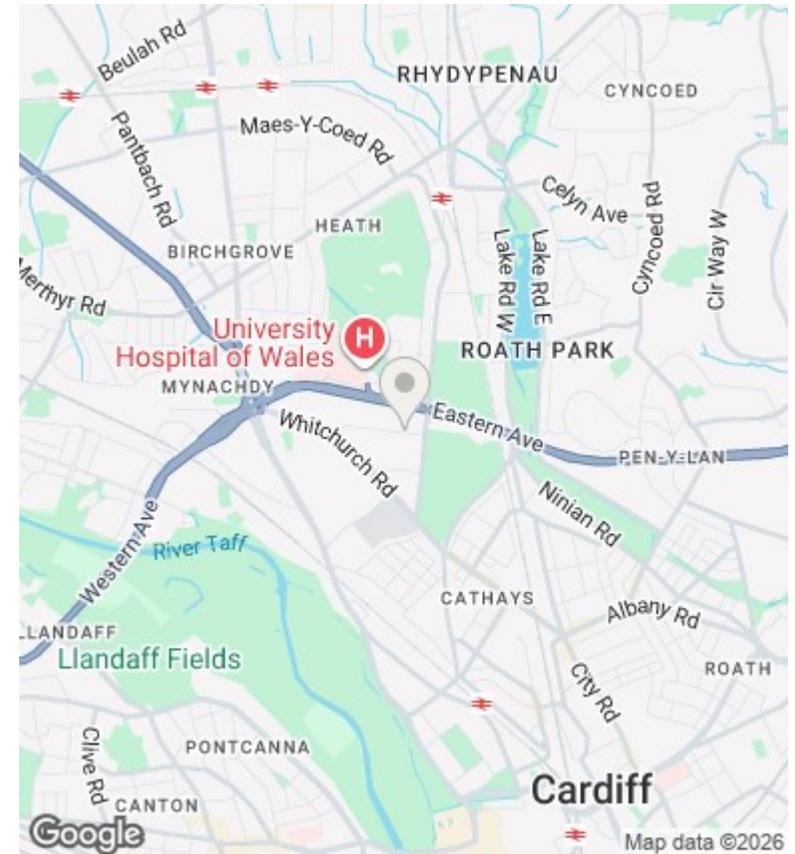
## 113 Clodien Avenue, Heath, Cardiff, CF14 3NN

Price Guide £280,000

- 3-Bedroom Freehold terrace house nr. UHW
- In need of extensive upgrading.
- Shower room/wc.
- Garden of good size. Lane access.
- 2 separate reception rooms. Galley-style kitchen.
- Gas central heating.



TOTAL FLOOR AREA: 1127 sq. ft. (104.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Directions

## Viewings

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

## Council Tax Band

E

## EPC Rating:

C

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