



## 11 Richards Terrace, Roath, Cardiff, CF24 1RU

Price Guide £280,000

- Bay-fronted Freehold terrace house of character.
- Three Bedrooms of good size.
- Spacious open-plan Lounge/Dining Room.
- Bathroom/WC and first-floor WC.
- Fitted Kitchen & small Utility Room.
- Rear Garden with lane access.

Directions

Viewings

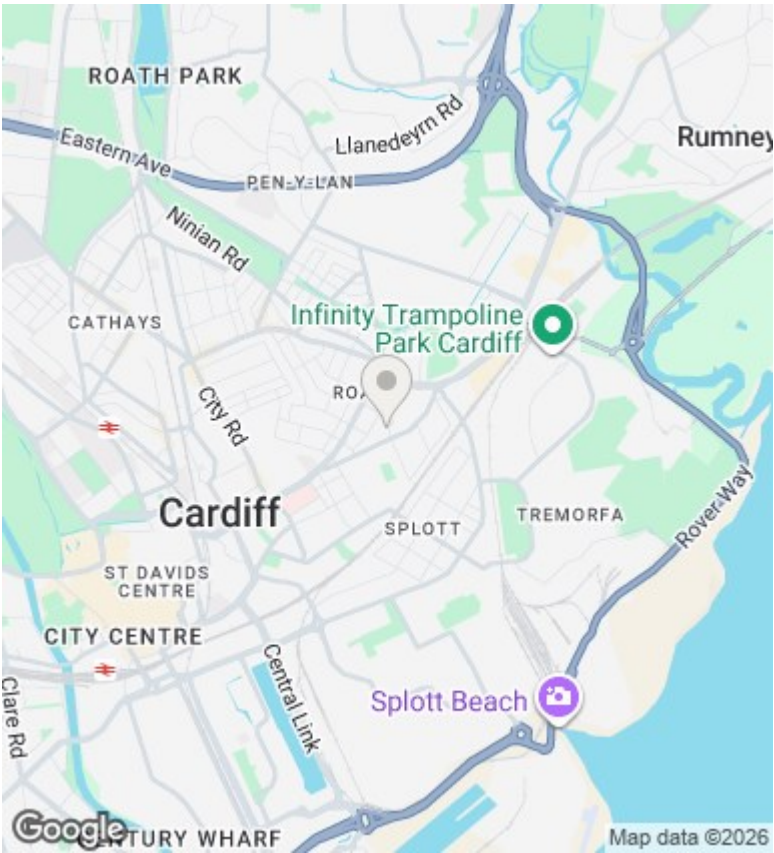
Viewings by arrangement only.  
Call 02920342331 to make an appointment.

Council Tax Band

D

EPC Rating:

D



| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) A                                 |         |                         |
| (81-91) B                                   |         | 83                      |
| (69-80) C                                   |         |                         |
| (55-68) D                                   | 66      |                         |
| (39-54) E                                   |         |                         |
| (21-38) F                                   |         |                         |
| (1-20) G                                    |         |                         |
| Not energy efficient - higher running costs |         |                         |
| England & Wales                             |         | EU Directive 2002/91/EC |