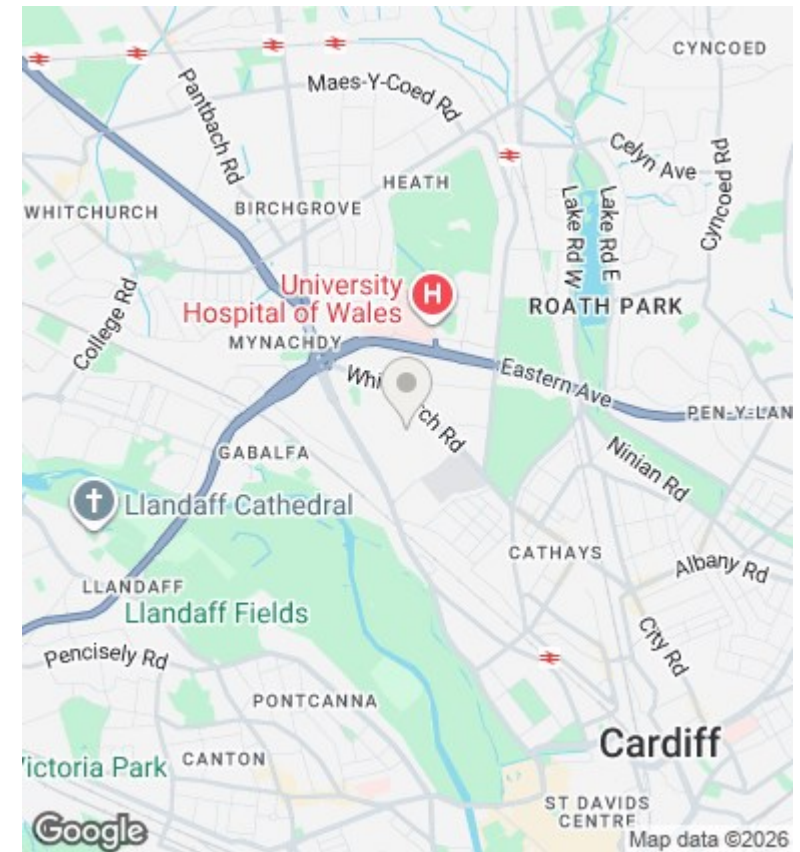




## 45 Australia Road, Heath, Cardiff, CF14 3BZ

Price Guide £330,000

- 2 Separate Reception rooms & 3 Bedrooms of good size..
- Fitted kitchen/Diner
- Shower Room/wc
- Rear Garden with lane access.
- Double Glazing. Gas C/heating.



## Directions

## Viewings

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

## Council Tax Band

E

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>87</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	