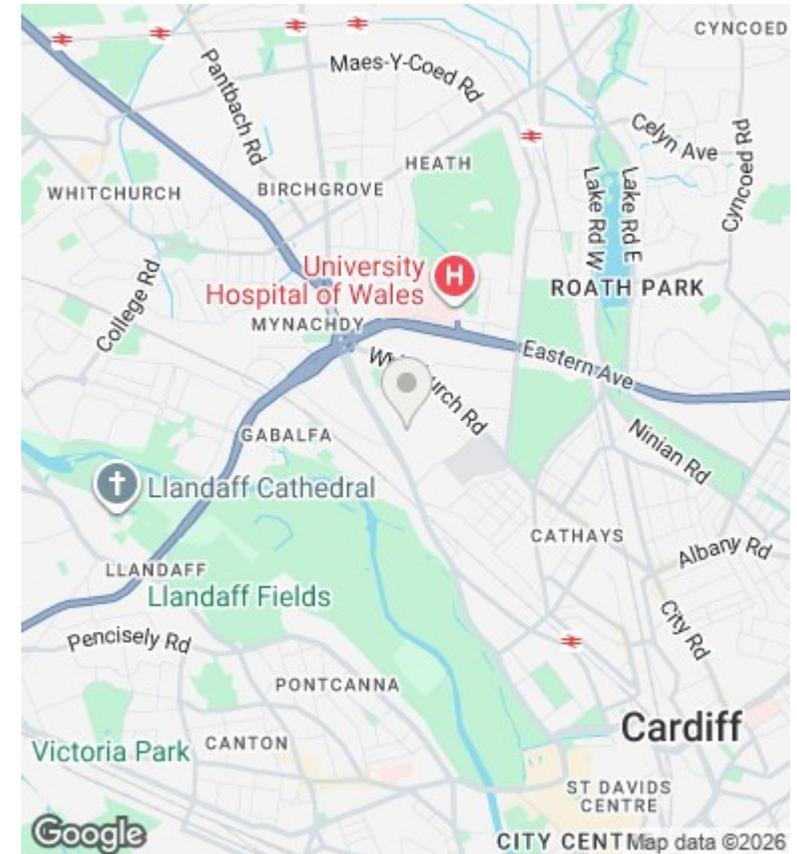




## 76 Australia Road, Heath/Gabalfa, Cardiff, CF14 3DA

Price Guide £350,000

- Beautifully presented terrace house in popular cul-de-sac nr. UHW.
- Well appointed family bathroom with shower.
- Freehold.
- Front Lounge of good size. Lovely open-plan fitted Kitchen/Diner.
- Pretty rear garden and patio with sunny aspect. Rear lane access.
- 3 Bedrooms & dormer Loft conversion with en-suite shower room.
- Gas central heating & double-glazing.



## Directions

## Viewings

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

## Council Tax Band

E

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D	61	
(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	