



## 22 Flaxland Avenue, Heath/Gabalfa, Cardiff, CF14 3NT

Price Guide £330,000

- 3 Bedroom Terrace House of character that requires up-grading.
- Gas central heating and double-glazed.
- 2 Separate Reception Rooms & 2 Bath/Shower Rooms.
- Lots of period features. Freehold.
- Patio and rear Garden. Garage with lane access.

## Directions

## Viewings

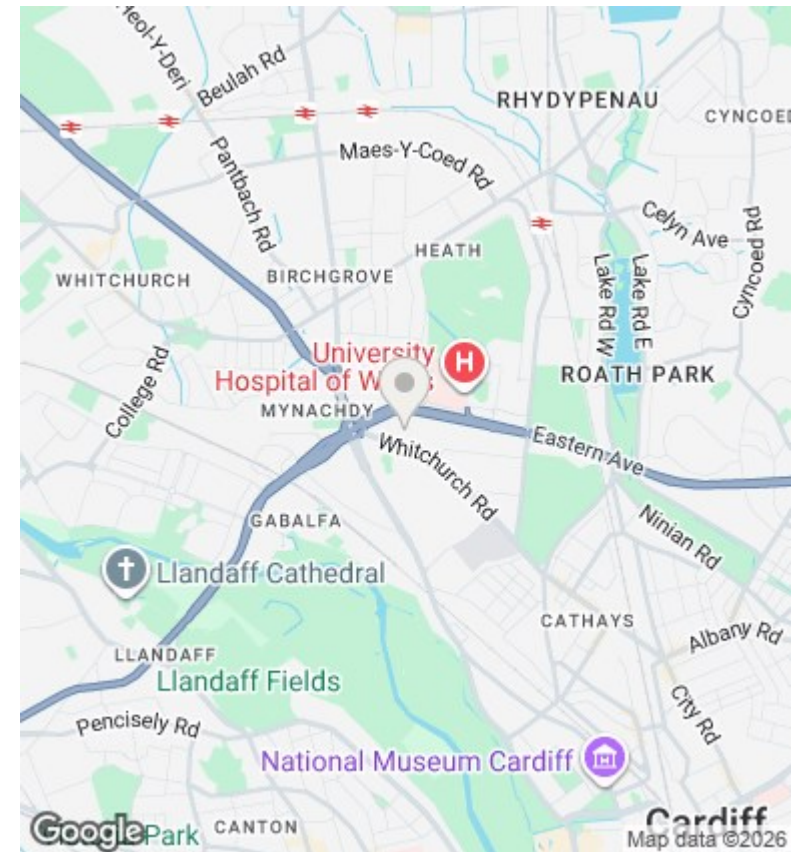
Viewings by arrangement only.  
Call 02920342331 to make an appointment.

## Council Tax Band

E

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D	62		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	