



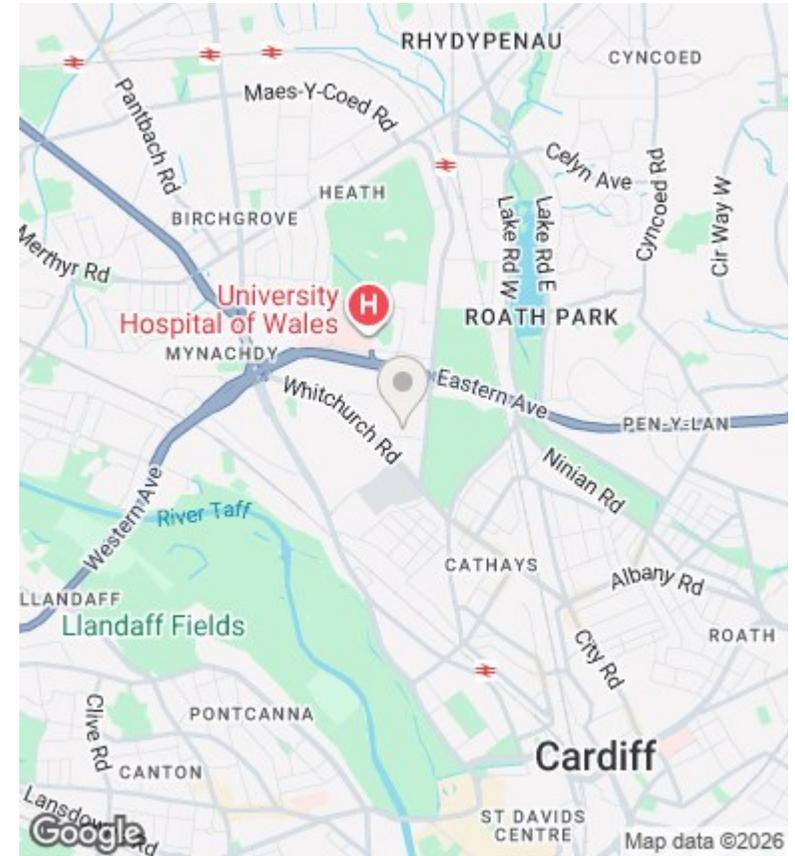
39 Llanishen Street, Heath, Cardiff, CF14 3QB

Price Guide £340,000

- Lovely Freehold terrace house with period features.
- 3 Bedrooms of good size.
- Two separate Reception Rooms of good size.
- Beautifully-appointed Bath/Shower Room
- Modern fitted Kitchen with open-plan Dining Area.
- Pretty landscaped patio garden with south-facing aspect.



TOTAL FLOOR AREA: 1135 sq ft. (105.5 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance purposes only and should be used as a guide by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
 Made with AutoCAD 2020



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			80
(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	