

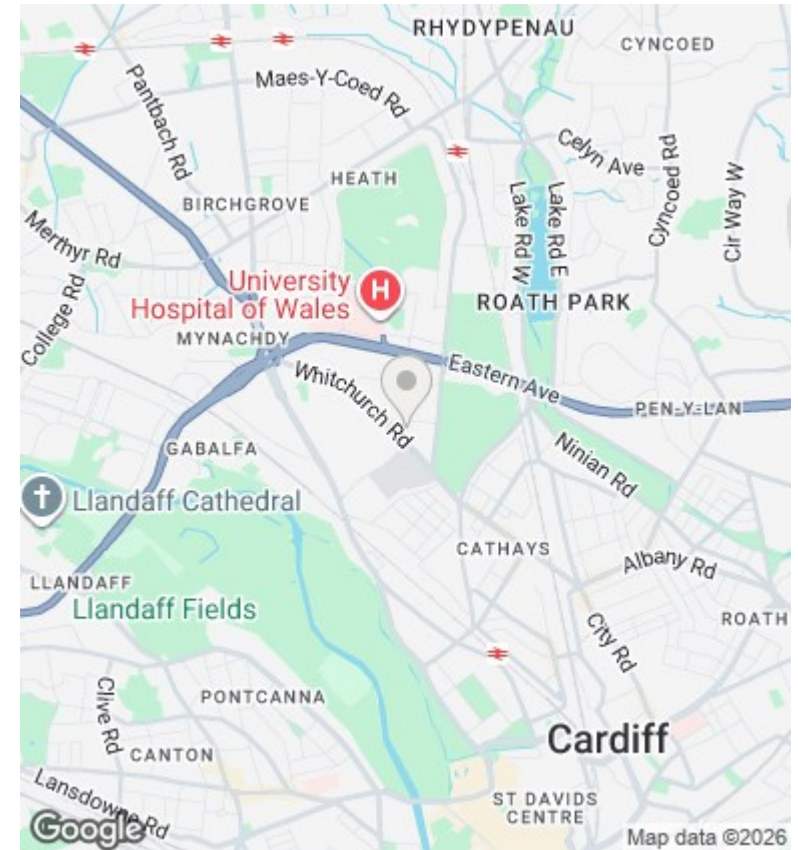


## 1A Talygarn Street, Heath, Cardiff, CF14 3PS

Price Guide £320,000

- Well-presented Freehold end-terrace house in popular location near UHW.
- Spacious open-plan Living area. Fitted Kitchen.
- 2 double Bedrooms. Spacious, well-appointed Bathroom.
- Patio Garden with side pedestrian access, and Store room/Utility Room.
- Large self-contained detached Studio with en-suite shower room/wc.
- Gas (combi) central heating and double-glazing.

GROUND FLOOR  
601 sq.ft. (55.8 sq.m.) approx.



## Directions

## Viewings

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

## Council Tax Band

D

## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			79
(55-68) <b>D</b>		63	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	