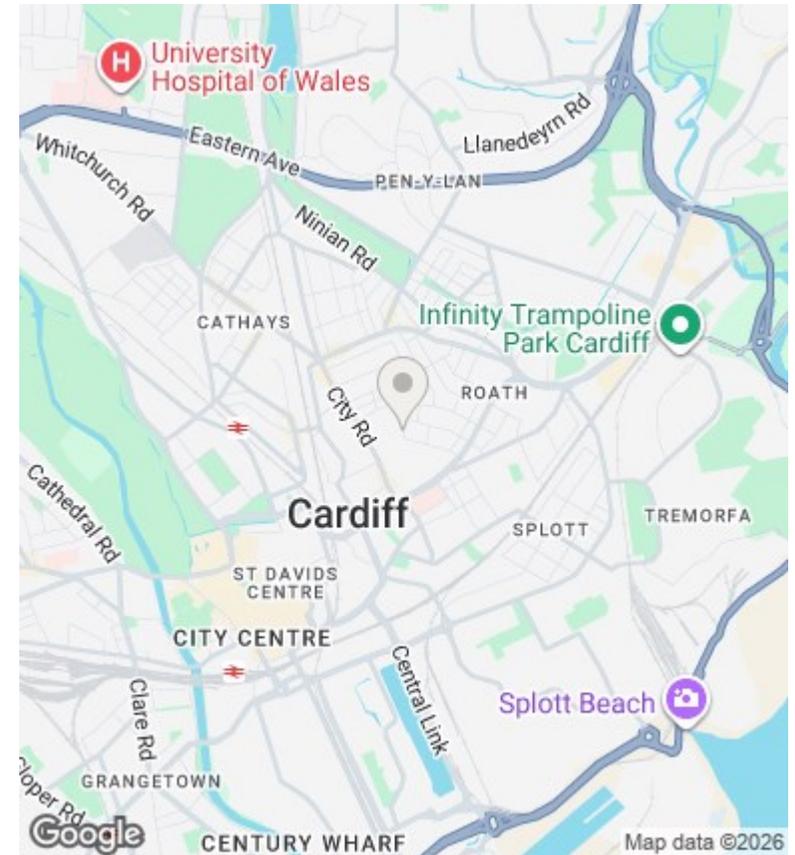




## 48 Crofts Street, Roath, Cardiff, CF24 3DY

Price Guide £280,000

- Excellent investment potential. Recently refurbished.
- 4 bedrooms of good size.
- 2 separate reception rooms and Fitted Kitchen.
- Gas central heating & double-glazed.
- Well-appointed bath/shower room.



## Directions

## Viewings

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

## Council Tax Band

E

## EPC Rating:

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>88</b>
(69-80) <b>C</b>		<b>71</b>	
(55-68) <b>D</b>			
(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 	