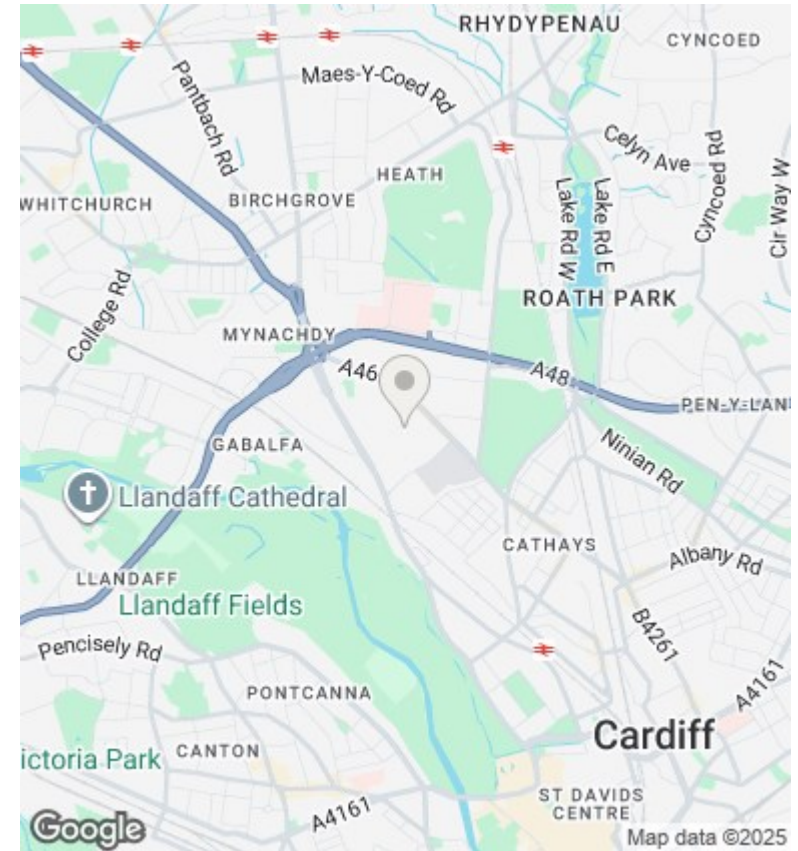




## 52 Canada Road, Heath/Gabalfa, Cardiff, CF14 3BW

Price Guide £319,950

- Close to UHW, Cardiff University & local amenities.
- Laundry/Utility Room.
- Small patio garden with lane access.
- 2 separate reception rooms.
- Cloakroom/wc. & Bathroom/wc with shower.
- Lovely open-plan fitted kitchen.
- 3 Bedrooms of good size.



### 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) <b>A</b>			
(81-91) <b>B</b>			<b>84</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>64</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	