



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

£2,100 Per Calendar Month

- 4 Bedrooms.
- Double Glazing.
- Furnished.
- Close to UHW at Heath.
- Lounge.
- Gas Central Heating.
- Rear Garden.
- Kitchen.
- Ground floor wc.
- Available from 11/9/26.

## Directions

## Viewings

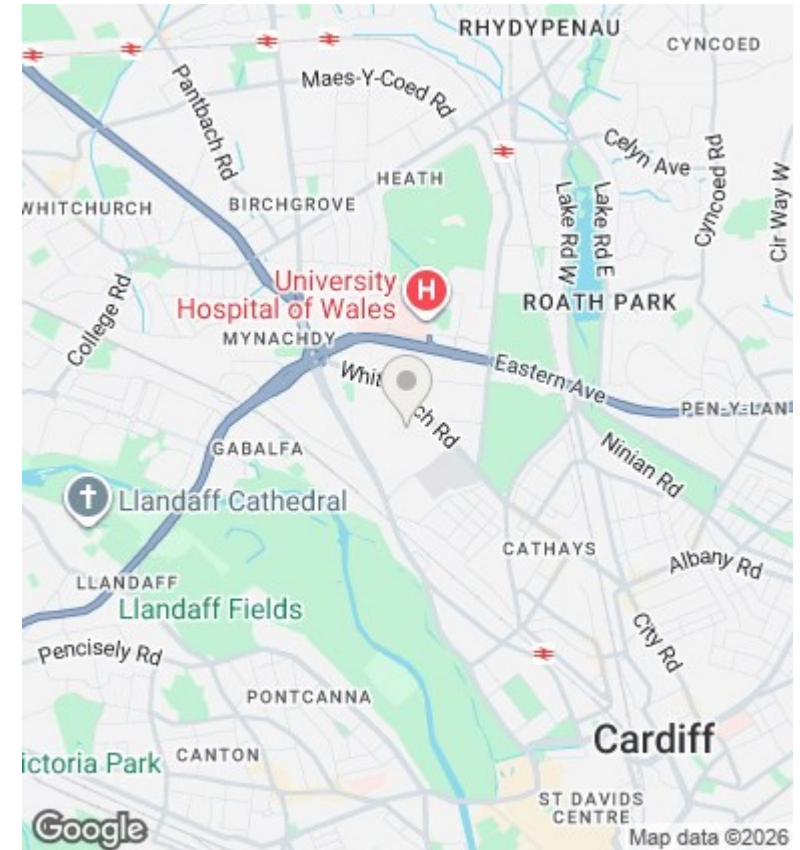
Viewings by arrangement only.  
Call 02920342331 to make an appointment.

## Council Tax Band

E

## EPC Rating:

D



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			84
(69-80) C			
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	