

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



CLODIEN AVENUE
HEATH



HALL

LOUNGE

3.30m x 4.22m (10'10" x 13'10")

DINING ROOM

5.13m x 3.58m (16'10" x 11'9")

OPEN PLAN KITCHEN

2.74m x 4.06m (9' x 13'4")

LANDING

MAIN BEDROOM

4.32m x 4.19m (14'2" x 13'9")

ENSUITE

0.74m x 2.08m (2'5" x 6'10")

MIDDLE BEDROOM

3.33m x 3.48m (10'11" x 11'5")

BATHROOM

1.88m x 1.68m (6'2" x 5'6")

BACK BEDROOM

2.90m x 3.00m (9'6" x 9'10")

GARDEN

GARAGE

TENURE

Freehold, but this is to be verified by your solcitor

COUNCIL TAX




Band - E





CLODIEN AVENUE

HEATH, CF14 3NL - £400,000

 3 Bedroom(s)  2 Bathroom(s)  1087.00 sq ft

A recently refurbished and beautifully presented three bedroom period property for sale. This gorgeous home has undergone a thorough renovation and offers a high standard throughout. Briefly comprising entrance hall, lounge, open plan kitchen diner with fully fitted kitchen, landing, three double bedrooms, family bathroom and en-suite shower room. Outside there is a well maintained enclosed garden with garage. Located a very short walk to popular high street Whitchurch Road, Roath Park and University Hospital of Wales.



PROPERTY SPECIALIST

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Branch manager





Clodien Ave, Heath, CRF

Main Building: Total Interior Area 1073.72 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Clodien Avenue, Heath, Cardiff



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		77
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC