



355 Cowbridge Road East , Canton  
Cardiff  
CF5 1JF

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>		
(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>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
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Investment Opportunity! Situated Within The Heart Of Canton Can Be Found This Much Improved Traditional Built Terraced House Converted Into Two Self Contained 'Duplex' Two Bedroomed Apartments Bringing In Jointly An Annual Income Of £30,000 Per Annum. Also Included In The Sale s The Freehold For A Third Apartment (Apartment Not Included In The Sale) Both 'Duplex Apartments Are To Be Found In Very Nice Condition With Layouts Comprising Open Plan Lounge Kitchen, Bathroom W.C. Well Worth Viewing