



COWBRIDGE ROAD EAST

CANTON









## COWBRIDGE ROAD EAST

CANTON, CF5 1BA - £1,800 PCM



0 bedroom(s)



0 bathroom(s)



0.00 sq ft

Prominent rarely available property with plenty of potential, this two-story building currently operates as a vets. The ground floor has plenty of scope to adapt to a variety of uses and the first floor is currently used for storage and a break out area. There is also an enclosed garden area to the rear of the property.

EPC rating: D

Agency fees apply

### PROPERTY SPECIALIST

**Mr Elliott Hooper-Nash**

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Director







Fire exit

Do not put  
cardboard &  
orange bags  
in garden!





### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(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>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

















Cowbridge Road East, Canton



















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Comments by Mr Elliott Hooper-Nash







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Jeffrey Ross