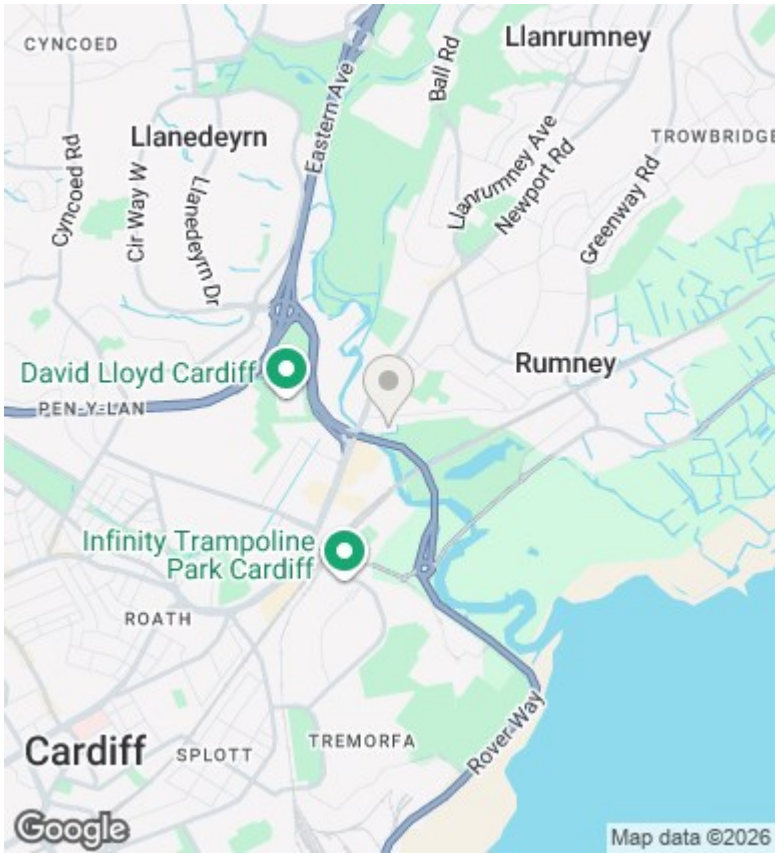




## 30 Downlands Way, Rumney, Cardiff, CF3 3BY

Price Guide £200,000

- Freehold mid-link house ideal for 1st time buyers
- 2 Bedrooms. Fitted wardrobes in Bed. 2
- Lounge of good size with Conservatory off.
- Off-road parking at the front. Patio garden at the rear.
- Fitted Kitchen.



**Directions**

**Viewings**

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

**Council Tax Band**

C

**EPC Rating:**

C

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			<b>89</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>73</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>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	