



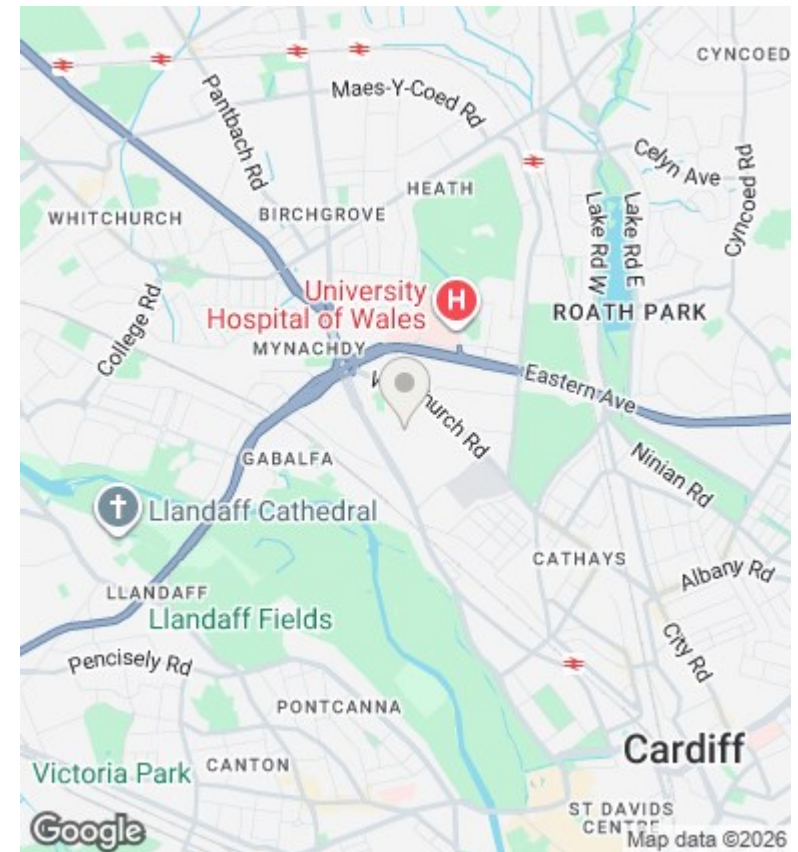
## 35 Pen-Y-Bryn Road, Gabalfa, Cardiff, CF14 3LG

Price Guide £310,000

- Freehold terrace house in need of upgrading.
- Garden of good size. Lane access.
- 2 spacious reception rooms. Kitchen extension.
- Gas c/heating. D/glazing.
- 3 Bedrooms. Period features.



TOTAL FLOOR AREA: 1068 sq.ft. (99.2 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their capability or efficiency over time.  
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## 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                                   |  |                         |           |
| (69-80) C                                   |  |                         | 79        |
| (55-68) D                                   |  | 66                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |