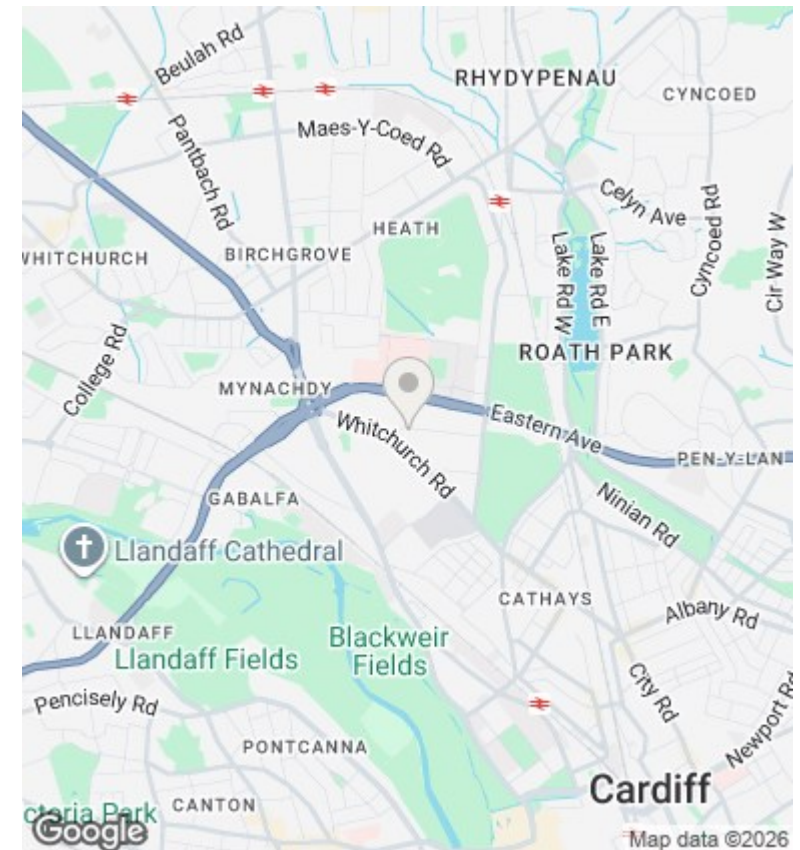




6 Clodien Avenue, Heath, Cardiff, CF14 3NP

Price Guide £350,000

- SPACIOUS 4-BEDROOM FREEHOLD BAY-FRONTED HOUSE.
- GAS CENTRAL HEATING. DOUBLE-GLAZING.
- 2 SEPARATE RECEPTION ROOMS. FITTED KITCHEN. CONSERVATORY/UTILITY ROOM.
- BEAUTIFUL SOUTH-FACING REAR GARDEN. LARGE GARAGE WITH LANE ACCESS.



Directions

Viewings

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

Council Tax Band

F

EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	