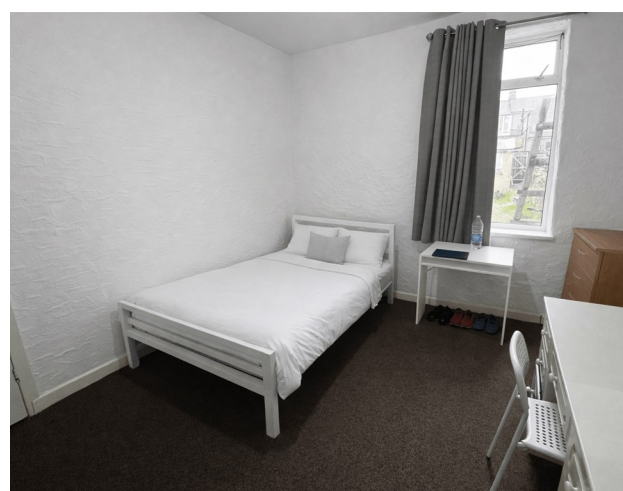


54 Llantrisant Street, Cathays, Cardiff, CF24 4JE

£3,300

EPC Rating: Council Tax Band: E



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£3,300

Council Tax Band: E

Located in the vibrant area of Cathays, Cardiff, this terraced house on Llantrisant Street provides a comfortable living space with a range of features to suit modern lifestyles. The property includes a well-appointed kitchen-diner, perfect for meal preparation and dining. The kitchen is equipped with essential appliances such as a fridge freezer, washing machine, and oven/hob, ensuring convenience for everyday tasks. The property benefits from full double glazing, enhancing energy efficiency and providing a quieter indoor environment. The dining room offers a dedicated space for meals and gatherings, while the garden provides an outdoor area for relaxation or gardening activities. Permit parking is available, adding to the convenience for residents with vehicles. The Energy Performance Certificate (EPC) for this property indicates a current rating of 61, with the potential to improve to 79. This suggests that the property is reasonably energy efficient, with opportunities for further enhancements to reduce energy costs. Cathays is a lively area with a range of amenities, including shops, cafes, and public transport options, making it a desirable location for residents seeking both convenience and community.



76 Woodville Road
Cathays
Cardiff
CF24 4ED

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 