

25 Bartley Wilson Way, Ninian Park
Cardiff
CF11 8EL

Entrance Hallway

Lounge



En-Suite

Bedroom Two



Front & Side Garden

Rear Garden

Kitchen/Diner



Bedroom Three

Family Bathroom

Cloaks

First Floor

Bedroom One

VIEWING
Strictly by prior telephone appointment direct with the agents - telephone 02920 553056. Open 6 days a week. Opening Hours: Monday - Friday 9.00am - 5.30pm, Saturdays 9.00am - 4.00pm.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		87	(92 plus) A		87
(81-91) B			(81-91) B		
(69-80) C		75	(69-80) C		73
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		



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Situated At This Most Sought After Location Being Close To Local Train Station, Cardiff City Stadium and The Out Of Town Shopping Development In Leckwith Is This Modern Three Bedroom Semi Detached House Which Is Immaculate Throughout and Further Comprising:- Entrance Hallway, Lounge, Fitted Kitchen/Diner, En-Suite To Master Bedroom, Family Bathroom, Lovely Garden, . Driveway, Available FROM 8TH SEPTEMBER. Council tax band E. Energy rating C. GARAGE IS NOT INCLUDED