

131 Llanedeyrn road, Cardiff, CF23 9DW

£345,000

EPC Rating: Council Tax Band:



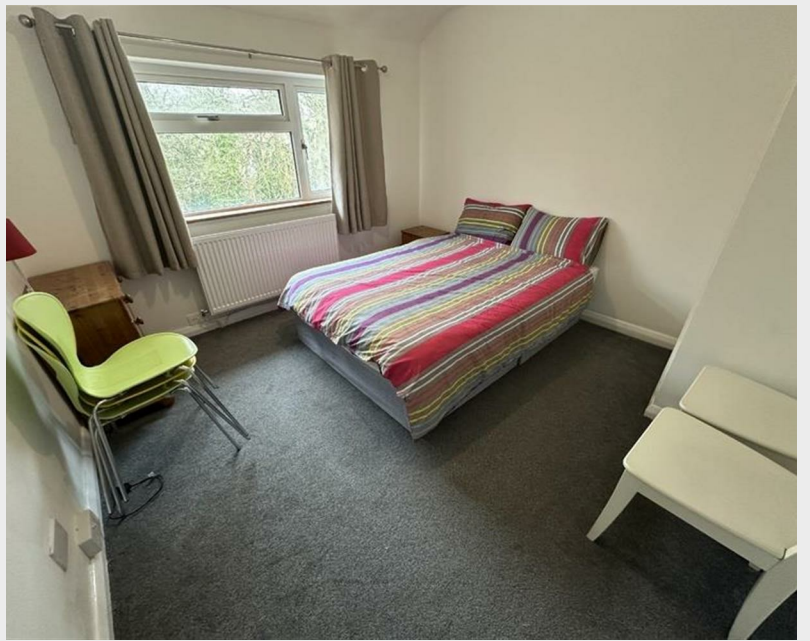
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The umbrella homes are proud to offer this beautiful 3 bed property, located in Pen-Y-Lan Cardiff. The property comprises of 3 bedrooms, a light and bright living room, with easy to clean laminate flooring, A modern kitchen with plenty of storage space. There is a shower room and an extra WC, Access to a garden at the rear of the property which consists of a large patio for relaxing on sunny days and stairs leading down to a spacious garden. Close to local amenities such as shops, cafe's, pubs and also a school. If you would like to book a viewing, please contact The umbrella homes on 02920230338







76 Woodville Road  
Cathays  
Cardiff  
CF24 4ED

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