

**6 St. Fagans Rise, Fairwater  
Cardiff  
CF5 3HA**

**Entrance Hall**

**Cloakroom W.C.**

**Lounge**



**Bedroom Two**



**Communal Gardens**

**Kitchen**



**Shower Room W.C.**

**First Floor Landing**

**Bedroom One**

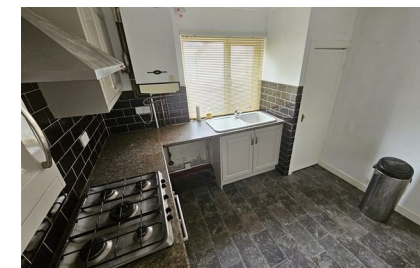
**VIEWING**

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 <sub>2</sub> ) Rating	
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions
(81-91) <b>B</b>			(81-91) <b>B</b>
(69-80) <b>C</b>			(69-80) <b>C</b>
(55-68) <b>D</b>			(55-68) <b>D</b>
(39-54) <b>E</b>			(39-54) <b>E</b>
(21-38) <b>F</b>			(21-38) <b>F</b>
(1-20) <b>G</b>			(1-20) <b>G</b>
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		<b>England &amp; Wales</b>	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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Offered For Let Is This Spacious Purpose Built Two Double Bedroom Maisonette At Popular Location. Accommodation Briefly Comprises Entrance Hall, Cloakroom W.C. Lounge, Fitted Kitchen & Shower Room W.C. Gas Central Heating. Upvc Windows & Door. Unfurnished. Energy Rating 'C' Council Tax Band 'C' Available Now