

71 Fairwater Grove East, Llandaff
 Cardiff
 CF5 2JT

Entrance Hall

Lounge Dining Room



Bedroom Two



Bathroom W.C.

Kitchen Breakfast Room



Bedroom Three

Second Floor Landing

Bedroom Four

En Suite Shower Room W.C.

Front Forecourt

Rear Garden

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		
	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		
		78
	61	
England & Wales	EU Directive 2002/91/EC	

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



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At This Popular Residential Area To The West Side Of The City Can Be Found This Nicely Presented Traditional Built & Extended Bay Fronted Mid Terrace House Offered For Professional Let. Accommodation Briefly Comprises Of Entrance Hall, Through Lounge Dining Room, Very Large Fitted Kitchen Dining Room, Shower Room W.C. Four Double Sized Bedrooms, Family Bathroom W.C. En Suite Shower Room W.C. To Bedroom Four. Front Forecourt. Rear Garden. Unfurnished. Energy Rating 'D' Council Tax Band 'F' Available Now