

35 Willowbrook Gardens, St Mellons
 Cardiff
 CF3 0BF

Entrance Hall

Cloakroom W.C.

Kitchen



Lounge



First Floor Landing

Bedroom 1



En Suite Shower Room W.C.

Bedroom 2



Bathroom W.C.



Gardens

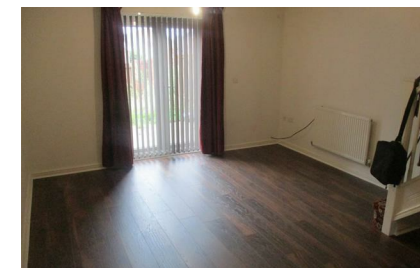
VIEWING

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	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(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
	83	84	82
England & Wales	EU Directive 2002/91/EC		England & Wales
	EU Directive 2002/91/EC		



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A Very Nicely Presented Modern Built Mid Link House At This Popular Private Development. Hall, Cloaks W.C. Fitted Kitchen With Oven & Hob, Spacious Lounge, Two Double Bedrooms, Master En Suite. Bathroom W.C. Gas Central Heating. Upvc Windows. Gardens. Unfurnished. Sorry No Benefits. No Smokers. No Pets. Available Now