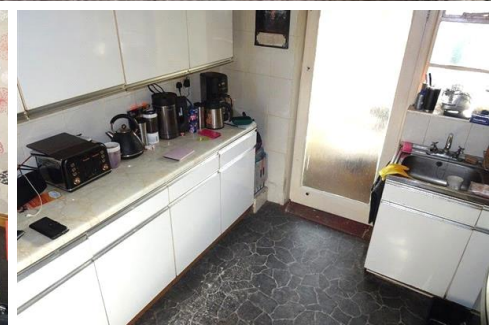


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HEOL TRELAI, CARDIFF
GUIDE PRICE £99,950 Leasehold

£99.950 -£109.950

SOLD

- Double Glazing
- Fitted Bathroom
- Fitted Kitchen
- Garden

Council Tax Band: B
Tenure: Leasehold
Garden details: Private Garden

Hall

Living room

w: 9' x l: 15' (w: 2.74m x l: 4.57m)

Bedroom 1

w: 10' x l: 8' (w: 3.05m x l: 2.44m)

Bedroom 2


w: 10' x l: 8' (w: 3.05m x l: 2.44m)

Bathroom

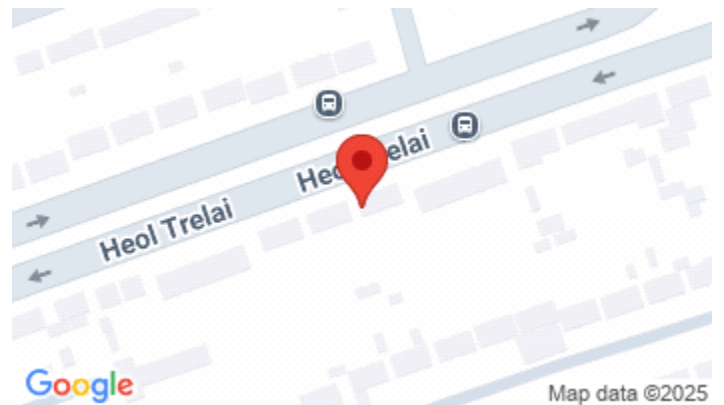
w: 8' x l: 6' (w: 2.44m x l: 1.83m)

Rear Garden



| Energy Efficiency Rating | | |
|---|---|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92-100) A | | |
| (81-91) B | | |
| (69-80) C | 69 | 76 |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.