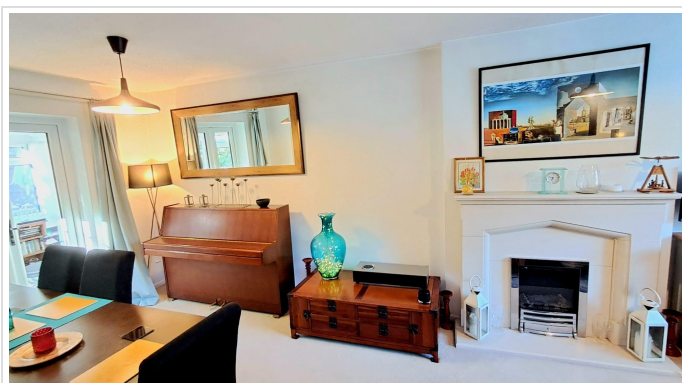


2 Bed End Of Terrace In Edmond's Court , Daviot Street, CF24 4SR £260,000





## SHORT DESCRIPTION

Property Ref: 17153 This well-presented property is situated in an area which is not a thoroughfare, and therefore is usually fairly quiet despite its closeness to local conveniences. There are local shops within walking distances and it takes about 25 minutes to walk into Cardiff City centre. Property Type: End of Terrace Full selling price: £260000.00 Pricing Options: Offers in the region of Tenure: Freehold Council tax band: D EPC rate:D Measurement:683.72359 sq.ft. Outside Space: Front Garden, Rear Garden Parking: Allocated, off-street Heating Type: Central, Double Glazing, Electric Heating, Gas Chain Sale or Chain Free: Chain Free Possession of the property: Self-occupied.....

2

Bed Room(s)

1

Bath Room(s)

1

Living Room(s)

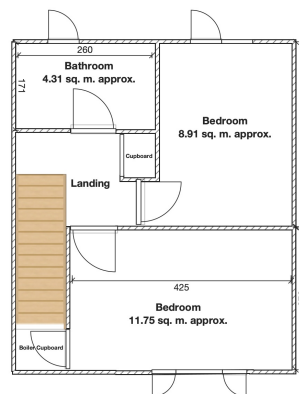
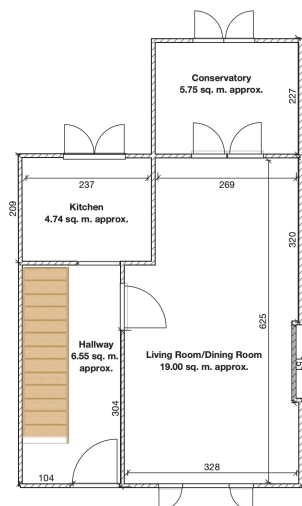
## FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.

All measurements are a maximum and include wardrobes and bay windows where applicable.

Ground Floor 36.04 sq.m. approx.

First Floor 27.48 sq.m. approx.



Total floor area: 63.52 sq. m. approx.

Every effort has been made to provide an accurate representation of the floor plan; however, all measurements, including those of rooms, doors, windows and other features, are approximate. No liability is accepted for any inaccuracies, omissions or errors. This floor plan is intended for illustrative guidance only and should not be relied upon as an exact representation by prospective purchasers. Any services, systems or appliances shown on the plan have not been inspected or tested, and no warranty or assistance is given regarding their condition, operation or efficiency. Values are given in m on the sketches.

## EPC GRAPH

Illustrations are for identification purposes only and are not to scale.  
All measurements are a maximum and include wardrobes and bay windows where applicable.

|                  |                   |
|------------------|-------------------|
| Property type    | End-terrace house |
| Total floor area | 69 square metres  |

### Rules on letting this property

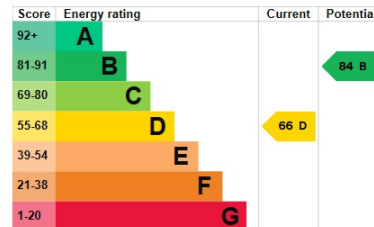
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](#).

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

**Properties get a rating from A (best) to G (worst) and a score.** The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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