



SALES & LETTINGS  
— ANGELS —



## 79 Brithdir Street

Cathays, Cardiff, CF24 4LF

**£250,000**

**\*\*PROPERTY SOLD OFF MARKET\*\***

Welcome to Brithdir Street, Cathays, Cardiff - a charming property with great potential! This delightful house boasts 1 reception room, 3 bedrooms, and 1 bathroom, making it a cosy yet spacious home.

Perfect for those looking for an investment opportunity, this property is currently a 3-bedroom HMO with planning permission granted to convert it into a 6-bedroom residence. Imagine the possibilities and the increased value this could bring!

Priced at £250,000, this property offers fantastic value for its size and location. The large rear garden is a rare find in the city, providing a lovely outdoor space for relaxation or entertaining.

Situated in a convenient location, this property is close to amenities, transport links, and local schools, making it ideal for families or investors alike. Don't miss out on the chance to own this versatile property - make it yours today!

- 3-bedroom HMO
- With a spare room
- 1 bathroom
- Large rear garden
- Planning permission granted
- Perfect investment property
- Located in Cathays

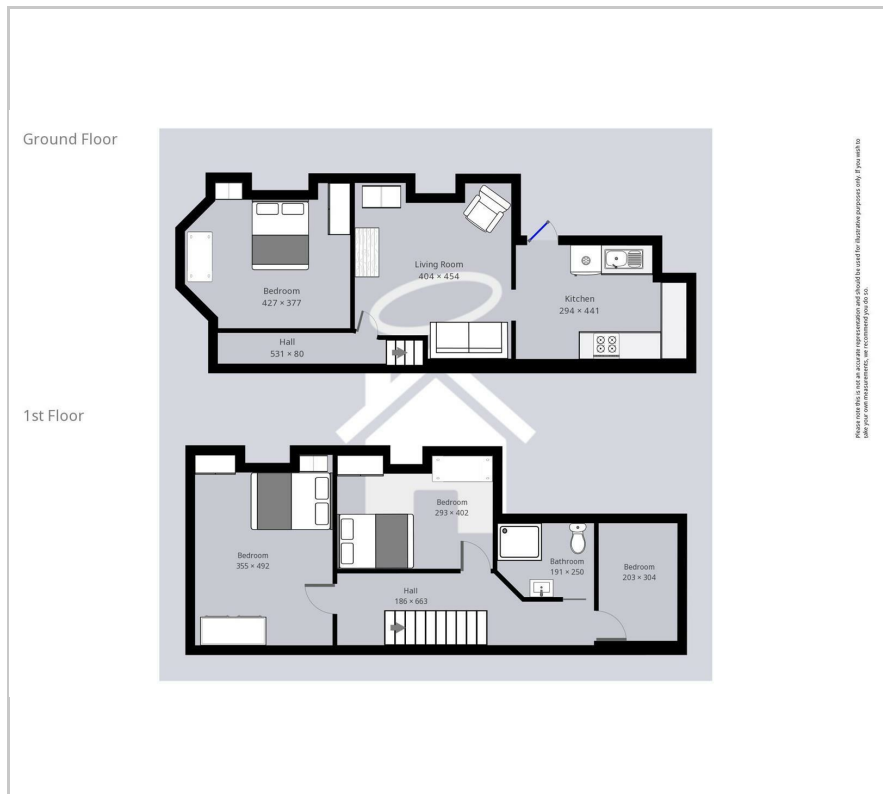
### Viewing

Please contact our Cathays Head Office Office on 02922331425 if you wish to arrange a viewing appointment for this property or require further information.





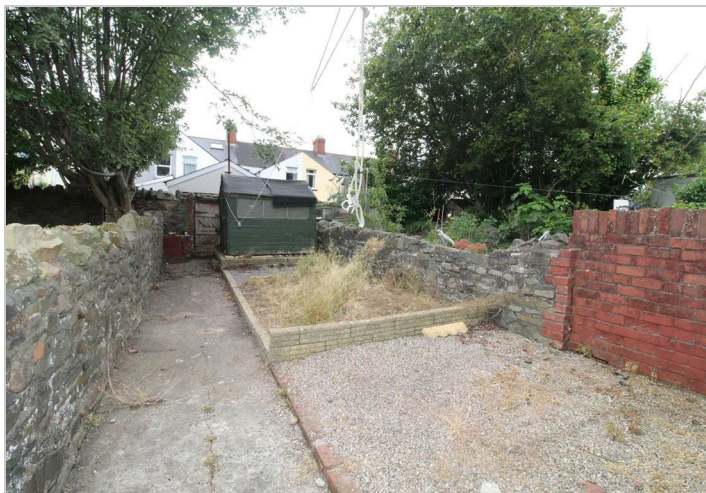
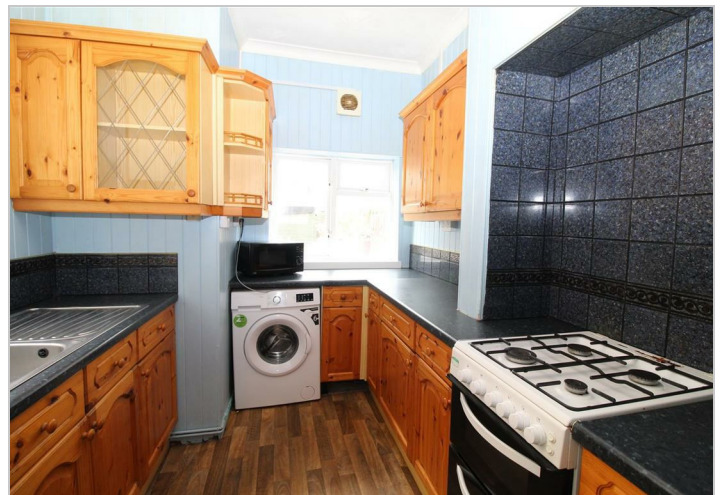
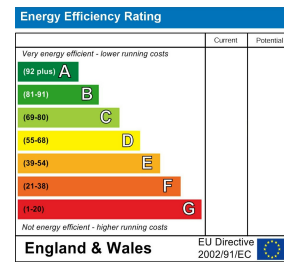
## Floor Plan



## Area Map



## Energy Efficiency Graph



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