



Hern and Crabtree

£325,000 Freehold

Brithdir Street | Cardiff | CF24 4LF

Hern &
Crabtree

This exceptional four bedroom mid-terrace home is superbly located in Cathays, Cardiff. The city centre and the University Hospital of Wales are within walking distance and there is easy access to the A48 and bus links. Roath park and Blackweir fields are both nearby perfect for walking.

The accommodation briefly comprises an entrance hall, dining room, living room and kitchen on the ground floor. On the first floor there are three bedrooms and a bathroom. On the second floor is the primary bedroom with an en suite shower room. The property also benefits from an enclosed rear garden accessible via the kitchen and there is gated rear lane access. The house has recently been renovated and re-decorated to a high-standard with a pine staircase leading to a stylish new dormer loft-conversion alongside a new boiler, plumbing and electrics.

Viewing of this property is highly recommended and can be arranged via our Heath branch.



Entrance Hall

Entered via a double glazed composite door to the front with window over. Into hallway with tiled flooring, stairs to the first floor, radiator, dado rail.

Dining Room 10'2 x 12'0

Double glazed window to the rear, radiator, under stair cupboard. Doorway to the kitchen, door to living room. Fitted cupboards to the alcoves.

Living Room 13'4 x 9'6

Double glazed bay window to the front with bay window seat and storage. Feature fireplace, glass fronted cupboard in the alcove with fitted

shelving. Radiator, french doors to the dining room.

Kitchen 12'11 x 8'7 max

Double glazed window to the rear, wall and base units with work tops over. Four ring gas hob, integrated oven with cooker hood over. Stainless steel sink and drainer, gas combination boiler. Plumbing for washing machine, radiator, tiled floors. Double glazed door to the garden. Space for further appliances.

First Floor

Stairs rise up from the entrance hall with dado rail.

Landing

Stairs to the second floor, banister, doors leading off to:

Bedroom Two 12'11 x 10'5

Two double glazed windows to the front, fitted wardrobes, radiator.

Bedroom Three 12'0 x 8'6

Double glazed window to the rear, radiator, built-in wardrobe.

Bedroom Four 7'10 x 6'10

Double glazed window to the rear, fitted wardrobe, radiator.

Bathroom 6'9 x 5'5

Double obscure glazed window to the side, bath with plumbed shower over, WC, wash basin, part tiled wall.

Second Floor

Wooden stairs from the first floor landing, double glazed window to the rear offering natural light.

Bedroom One 15'8 x 7'10

Skylight window to the front, double glazed window to the rear. Storage into the eaves. Radiator, door to en-suite. Floor to ceiling height 7'5.

En suite 3'3 x 8'11

Shower quadrant to recess with plumbed shower. WC, wash basin, heated towel rail. Double glazed skylight window, vinyl floor. Light up shaver mirror, vanity cupboard.

External



Front

Forecourt.

Rear Garden

Enclosed garden with patio, flower borders and shrubs. Purpose built storage shed and lane access to the rear via a gate.

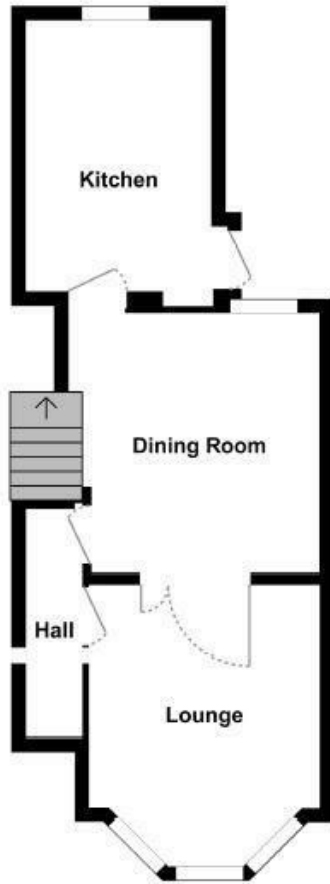
Additional Information

We have been advised by the vendor that the property is Freehold.

Council Tax Band - E

EPC - E (2021)





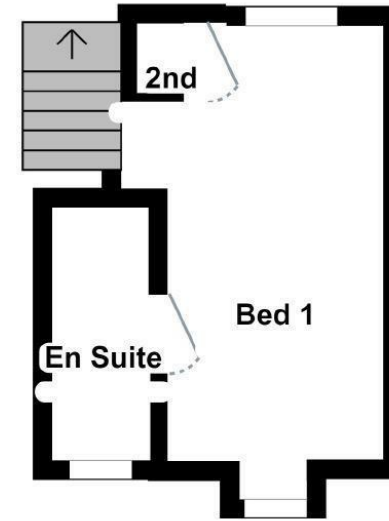
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Ground Floor



For illustration purposes only. Not to scale.

1st Floor

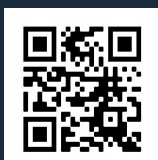


For illustration purposes only. Not to scale.

2nd Floor

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



304 Caerphilly Road, Heath, Cardiff, Cardiff, CF14 4NS
Tel: 02920 620 202 Email: heath@hern-crabtree.co.uk

<https://www.hern-crabtree.co.uk>



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