

Brithdir Street

CATHAYS, CARDIFF, CF24 4LG

OFFERS OVER £325,000

**Hern &
Crabtree**



Brithdir Street

No Onward Chain - Situated in the popular area of Cathays, this characterful three-bedroom terrace blends period charm with everyday practicality.

Original features such as the decorative hallway tiles and coved ceilings complement the light-filled living spaces. The spacious bay-fronted lounge and adjoining dining room create a sociable setting, while the well-planned kitchen opens directly to the garden for easy outdoor access. Upstairs, three bedrooms and a contemporary shower room complete the accommodation.

Brithdir Street is ideally positioned for city living. Cardiff University and the University Hospital of Wales are both within walking distance, and nearby Crwys Road offers a vibrant mix of cafés, restaurants and independent shops. Roath Park and its picturesque lake provide green open space just a short stroll away, while excellent bus links and nearby Heath Low Level station make travel into the city centre and beyond straightforward. Well-regarded local schools and easy access to the A48 and M4 add further appeal for families and professionals alike.



965.00 sq ft

Storm Porch

A welcoming tiled porch with tiled siding and a tiled floor.

Entrance Hall

Entered via a composite front door, the hallway features coved ceilings, an original decorative tiled floor and a radiator. Stairs rise to the first floor.

Living Room

A bright front reception with a double-glazed bay window, coved ceiling and feature fireplace with a wooden surround and slate hearth. Finished with wooden flooring.

Dining Room

Double-glazed window to the rear, coved ceiling and a fireplace with a wooden surround and tiled hearth. Built-in cupboard to the right of the fireplace and useful understairs storage space. Wooden flooring.

Kitchen / Breakfast

Double-glazed windows to the rear and side plus a door opening to the garden. Fitted with wall and base units, laminate work surfaces and a hard-wearing splashback. Integrated four-ring gas hob and electric oven, stainless steel sink and drainer, space and plumbing for a washing machine and dishwasher, plus space for a fridge-freezer. Radiator and tiled floor. Space for a small table and chairs.

First Floor Landing

Coved ceiling, wooden bannisters, loft access and a built-in storage cupboard.

Bedroom One

Bay and half-front-facing double-glazed windows, coved ceiling and radiator.

Bedroom Two

Coved ceiling, double-glazed window to the rear and radiator.

Bedroom Three

Coved ceiling, double-glazed rear window and an additional obscure side window. Radiator.

Bathroom

Double-glazed obscure side window, walk-in shower, WC

and wash hand basin. Heated towel rail, fully tiled walls and floor.

Rear Garden

Enclosed with a blue breeze-block wall to the left, a stone wall to the right and a block wall to the rear with a wooden gate providing access to the rear passageway. A concreted patio area, cold water tap and a small bed for shrubs.

Front Garden

Low boundary wall with a concreted forecourt.

Disclaimer

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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	62	72
England & Wales		EU Directive 2002/91/EC

