



## 39 Brithdir Street, Cathays, Cardiff, CF24 4LE

Price Guide £280,000

- 4 Bedroom.
- Gas C/Heating.
- NO CHAIN.
- 3 Separate Reception Rooms.
- South Facing Rear Garden.
- Requires Extensive Up-grading.
- Freehold.

GROUND FLOOR  
583 sq.ft. (54.1 sq.m.) approx.



1ST FLOOR  
588 sq.ft. (54.7 sq.m.) approx.



TOTAL FLOOR AREA: 1171 sq.ft. (109.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. Prospective buyers are advised to make their own measurements and to have the property fully inspected by a qualified surveyor before purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. No responsibility is accepted for any inaccuracies or omissions.  
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## Directions

## Viewings

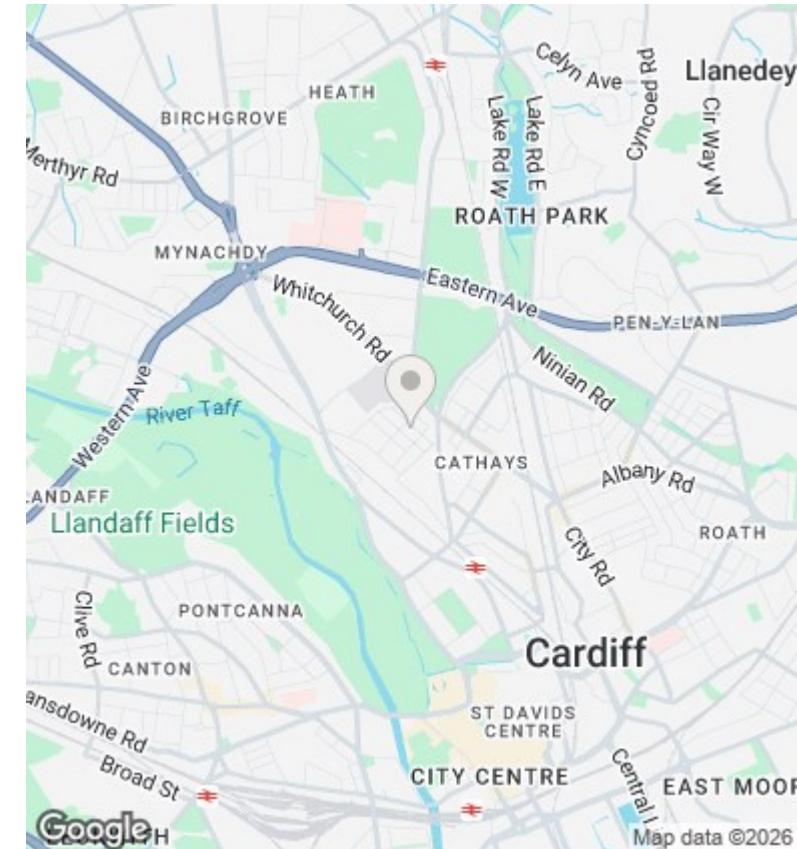
Viewings by arrangement only.  
Call 02920342331 to make an appointment.

## Council Tax Band

F

## EPC Rating:

C



Energy Efficiency Rating		
	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		
England & Wales		EU Directive 2002/91/EC