

# Brithdir Street

CARDIFF, CF24 4LG

GUIDE PRICE £300,000



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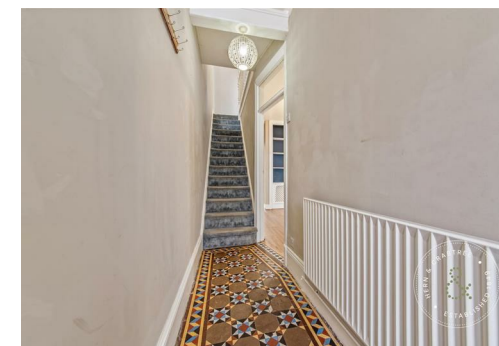
No onward chain! A well proportioned mid terrace home positioned in the ever popular residential area of Cathays, Cardiff, offering a blend of character features, practical living space and a highly convenient location close to the city centre. The property is offered with no onward chain and would suit a range of buyers including first time purchasers, professionals and investors.

The accommodation is arranged over two floors and provides a comfortable layout with three bedrooms, two reception spaces and a well equipped kitchen. The ground floor opens with a storm porch leading into a welcoming hallway, setting the tone for the rest of the property with its traditional features including coved ceilings and tiled flooring. The living room sits to the front with a bay window allowing excellent natural light, wooden flooring and built in shelving to the chimney recess. The dining room flows through to the kitchen, creating a practical and sociable layout. The kitchen provides a range of wall and base units with space for appliances and access to a utility area and rear garden.

To the first floor are three bedrooms and a bathroom fitted with a walk in shower. The rooms are well balanced, with the principal bedroom benefiting from a front facing bay window.

Externally, the property offers a rear garden with a mix of lawn, gravel and paved areas, together with rear access.

Cathays is one of Cardiff's most established and vibrant districts, known for its strong community feel and excellent access to amenities. The property is within easy reach of local shops, cafés and independent businesses, as well as the green spaces of Roath Park and Gorsedd Gardens. Cardiff city centre is within walking distance, offering extensive retail, leisure and dining options. The area is particularly popular with students and professionals due to its proximity to Cardiff University and excellent transport links.



# 1013.00 sq ft

## Entrance / Storm Porch

Smaller boundary wall to front with pedestrian access from pavement. Small yard leads to storm porch. PVC entrance door with glazed panels. Tiled flooring. Inner door leading to hallway.

## Entrance Hallway

Tiled flooring. Coved ceilings. Stairs rising to first floor. Radiator. Access to principal reception rooms.

## Living Room

Double glazed bay window to front elevation. Wooden flooring. Coved ceilings. Two radiators. Disused fireplace with chimney breast. Built in shelving to recess. Opening through to dining room.

## Dining Room

Double glazed window to rear elevation. Wooden flooring. Coved ceilings. Radiator. Feature fireplace with built in shelving and cupboard to chimney recess. Access through to kitchen.

## Kitchen

Double glazed window to side elevation. PVC door with glazed panel to side access. Range of wall and base units. Composite work surfaces with matching sink and drainer. Tiled splashbacks. Recessed lighting. Space for fridge, oven and dishwasher. Laminate flooring. Access to utility area.

## Utility Room

Obscure double glazed window to rear. Radiator. Laminate flooring. Space for additional appliances. Rear access to garden.

## First Floor Landing

Wooden bannisters. Loft hatch access.

## Bedroom One

Double glazed bay window to front elevation. Coved ceilings. Radiator.

## Bedroom Two

Double glazed window to rear elevation. Radiator.

## Bedroom Three

Double glazed window to rear elevation. Radiator. Housing combi boiler.

## Bathroom

Obscure double glazed window to side elevation. Tiled walls and flooring. Walk in shower. Wash hand basin. WC. Radiator.

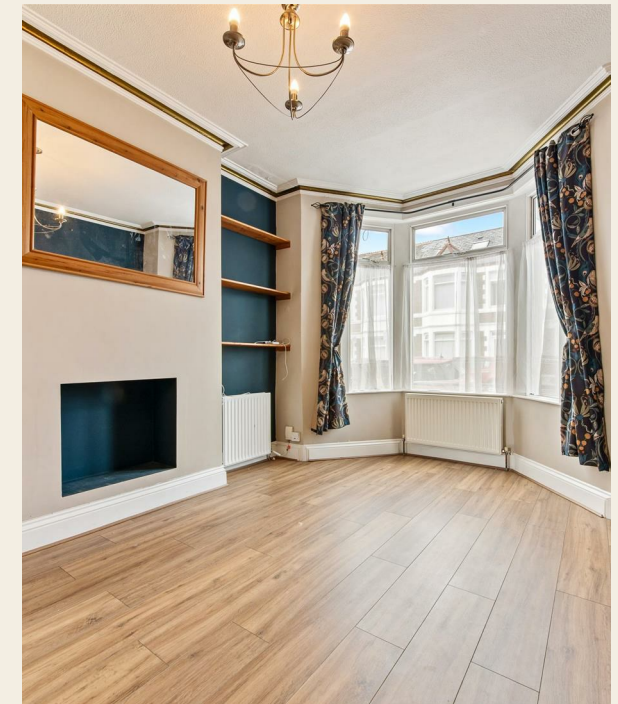
## Rear Garden

Enclosed rear garden with lawned area, gravel section and paved pathways. Gated rear access leading to rear lane. Outside cold water tap. Side return area providing additional storage space.

## Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>85</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>65</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

