STYLISH SALES & LETTINGS



JeffreyRoss

# **BRITHDIR STREET**

## ROATH, CF24 4LF - £270,000

Jeffrey Ross are please to offer for sale this spacious three double bedroom family home comprising of entrance hall, lounge, dinning room, kitchen, three double bedrooms, top floor bathroom / loft conversion, outside there is a rear garden with good size garden room with power and light.

Situated within walking distance to Whitchurch rd, local shops, parks, amenities and Cardiff City Centre.

See below JR VR Tour

https://youriguide.com/78\_brithdir\_st\_cathays\_crf\_gb



= 1 bathroom(s)



#### **ENTRANCE HALL**

#### LOUNGE

3.05m<sup>2</sup>.13m x 3.96m<sup>0</sup>.91m (10<sup>7</sup>" x 13<sup>3</sup>")

## **DINING ROOM**

3.96m<sup>3.35m</sup> x 3.96m<sup>0.30m</sup> (13<sup>11</sup>" x 13<sup>1</sup>")

2.44m<sup>2.44m</sup> x 3.96m<sup>0.30m</sup> (8<sup>8</sup> x 13<sup>1</sup>)

### **LANDING**

#### **BEDROOM ONE**

3.96m<sup>1.52m</sup> x 3.05m<sup>1.52m</sup> (13<sup>5</sup>" x 10<sup>5</sup>")

#### **BEDROOM TWO**

2.44m<sup>2</sup>.13m x 3.66m<sup>(8,7</sup> x 12)

## BEDROOM THREE

2.44m<sup>2</sup>.13m x 3.35m<sup>0</sup>.30m (8<sup>7</sup>" x 11<sup>1</sup>")

## **BATHROOM / LOFT CONVERSION**

2.74m<sup>1</sup>.22m x 3.66m<sup>2</sup>.44m (9<sup>4</sup> x 12<sup>8</sup>)

#### **GARDEN**

#### **GARAGE / GARDEN ROOM**

## **TENURE**

Freehold - This is to be confirmed with your legal representative

#### **COUNCIL TAX**

Band E

#### **SCHOOL CATCHMENT**

Gladstone Primary School (year 2022-23) Cathays High School (year 2022-23)

Ysgol Mynydd Bychan (year 2022-23) Ysgol Gyfun Gymraeg Glantaf (year 2022-23

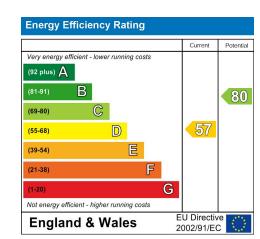


















## Brithdir St, Cathays, CRF

Main Building: Total Interior Area 1000.81 sq ft





