

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss



BRITHDIR STREET
ROATH

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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

3 bedroom(s) 1 bathroom(s) 1054.00 sq ft

- ENTRANCE HALL
- LOUNGE
3.05m`2.13m x 3.96m`0.91m (10`7" x 13`3")
- DINING ROOM
3.96m`3.35m x 3.96m`0.30m (13`11" x 13`1")
- KITCHEN
2.44m`2.44m x 3.96m`0.30m (8`8" x 13`1")
- LANDING
- BEDROOM ONE
3.96m`1.52m x 3.05m`1.52m (13`5" x 10`5")
- BEDROOM TWO
2.44m`2.13m x 3.66m` (8`7" x 12`)
- BEDROOM THREE
2.44m`2.13m x 3.35m`0.30m (8`7" x 11`1")
- BATHROOM / LOFT CONVERSION
2.74m`1.22m x 3.66m`2.44m (9`4" x 12`8")
- 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)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	57	80
(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

