



**JeffreyRoss**

Brithdir Street, Cathays, Cardiff, CF24 4LF

**£209,950** Freehold

## In Brief

Jeffrey Ross are offering this charming two double bedroom bay front house. The accommodation briefly comprises entrance hall, through lounge diner, with wood burning stove, modern kitchen, two double bedrooms and spacious first floor shower room. Benefiting further from original features throughout such as the stripped floorboards and original tiled floors. Outside you have a good size rear garden with lawn and patio space, as well as lane access, and large storage shed. Ideally located within close distance of Cardiff City Centre, local shops and Heath hospital, making it a great first time buy or popular buy to let investment.



### Front

Fore court front, path leading to storm porch, original tiled walls, tiled floor

### Hall

Enter via glass panel wood door, original tiled floor, stairs to first floor, radiator, original coved ceiling

### Lounge 10'6" x 12'1" (3.22m x 3.70m)

uPVC double glazed bay window to front, original stripped wood floorboards, radiator, wood burning stove, original tiled hearth, built in shelving in alcove, original coved ceiling, plastered walls, opening to

### Dining room 11'6" x 12'7" (3.53m x 3.84m)

uPVC double glazed window to rear, original stripped wood floorboards, built in shelving in alcove, plastered walls, radiator, door to

### Kitchen 8'5" x 12'5" (2.57m x 3.81m)

Modern fitted kitchen with contrasting gloss wall and base units, tile splash back, space for range cooker, stainless steel splash back, fitted matching extractor hood, inset stainless steel sink and drainer, mixer tap, space for washing machine, space for dishwasher, space for fridge freezer, tiled floor, two uPVC double glazed window to rear and side, extractor fan, plastered walls and ceiling

### Landing

Split level landing, carpeted floor, loft access, built in storage cupboards

### Bedroom One 14'0" x 9'9" (4.27m x 2.99m)

Two uPVC double glazed windows to front, carpeted floor, radiator, plastered walls and ceiling, coved ceiling

### Bedroom two 8'10" x 12'0" (2.71m x 3.68m)

uPVC double glazed window to rear, carpeted floor, radiator, plastered walls and ceiling, coved ceiling

### Shower room 8'6" x 11'6" (2.61m x 3.51m)

Modern fitted shower room, walk in double shower cubical, fitted shower, pedestal wash hand basin, mixer tap, low level WC, heated towel rail, uPVC double glazed window to rear, large built in cupboard housing boiler, plastered walls and ceiling



## Garden

Fully enclosed rear garden, with good size area for dining, lawn area, mature shrubs, rear gate to lane, large wood built shed

## Tenure

Freehold, but this is to be confirmed by your solicitor

## Council Tax

Band - D

## School Catchment

Gladstone Primary School (year 2017-18)  
Cathays High School (year 2017-18)  
Ysgol Mynydd Bychan (year 2017-18)  
Ysgol Gyfun Gymraeg Glantaf (year 2017-18)



## What we say?...

A charming and spacious two bed house, perfect first time buy



## Key Features

- Two double bedrooms
- Wood burner
- Freehold

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		55	66
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
<i>Very environmentally friendly - lower CO<sub>2</sub> emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		48	60
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO<sub>2</sub> emissions</i>			
England & Wales		EU Directive 2002/91/EC	

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**Roath**  
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Roath, Cardiff  
CF24 3PB  
T: 02920 499680 (Option 2)

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU  
T: 02920 499680 (Option 3)

**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX  
T: 02920 499680 (Option 4)

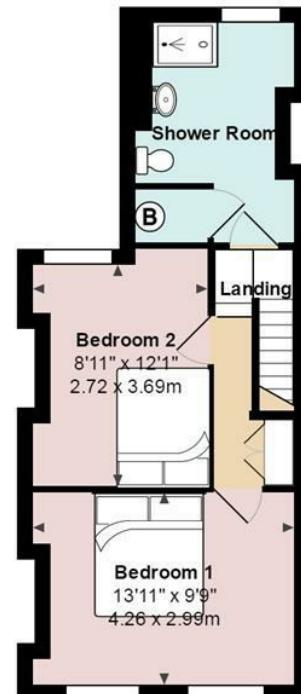
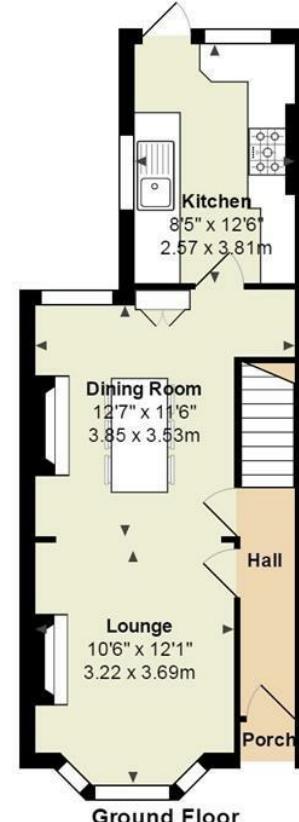
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## Brithdir Street



Total Area: 821 ft<sup>2</sup> ... 76.3 m<sup>2</sup>

All measurements are approximate and for display purposes only

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**Zoopla** **PrimeLocation**