



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 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)



2
Bedrooms



1
Bathrooms



1
Receptions

What we say?...

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



Key Features

- Two double bedrooms
- Wood burner
- Freehold
- Upstairs shower room
- Original features

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	EU Directive 2002/91/EC

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

T: 029 2049 9680
info@jeffreyyross.co.uk
www.jeffreyross.co.uk

Pontcanna
 223-225 Cathedral Road
 Pontcanna, Cardiff
 CF11 9PP
T: 02920 499680 (Option 1)

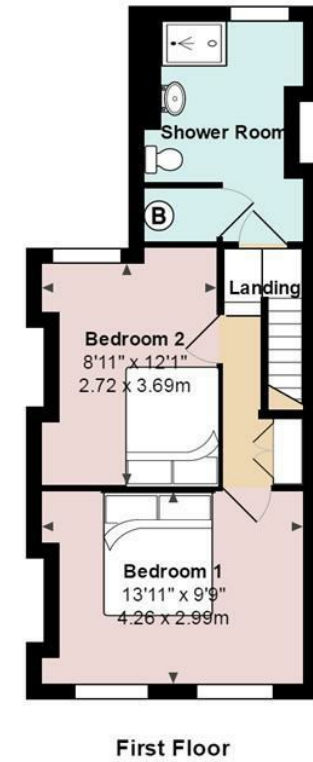
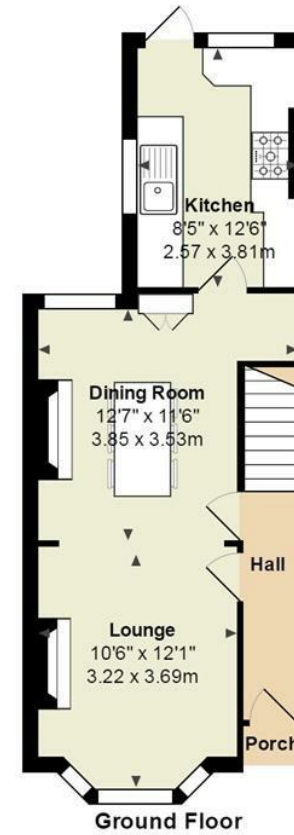
Roath
 38 Wellfield Road
 Roath, Cardiff
 CF24 3PB
T: 02920 499680 (Option 2)

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)

Jeffrey Ross Ltd. Register in England & Wales. Company No. 0641 1905 VAT No. 944 2898 82

Brithdir Street



Total Area: 821 ft² ... 76.3 m²

All measurements are approximate and for display purposes only

Legal bit...

Property particulars as supplied by Jeffrey Ross are set out as a general outline in accordance with the Property Misdescriptions Act (1991) only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract. Details are given without any responsibility, and any intending purchasers, lessees or third parties should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Gardens, roof terraces, balconies and communal gardens as well as tenure and lease details cannot have their accuracy guaranteed for intending purchasers. Lease details, service ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. No person in the employment of Fenwicks Estates Ltd has any authority to make any representation or warranty whatever in relation to this property. Purchase prices, rents or other prices quoted are correct at the date of publication and, unless otherwise stated, exclusive of VAT. Data Protection: We retain the copyright in all advertising material used to market this Property.

JeffreyRoss

rightmove
 onTheMarket.com

Zoopla
 PrimeLocation