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MR HOMES
SALES & LETTINGS



Brithdir Street
Cathays,
Cardiff CF24 4LE

Guide Price £260,000 to £270,000
Freehold

Brithdir Street

Cathays, Cardiff, CF24 4LE

Overview

- NO CHAIN!!! * SOUGHT AFTER LOCATION *
- DOUBLE BAY FRONTED
- RETAINS SOME ORIGINAL FEATURES
- EXTENDED KITCHEN & DINING ROOM
- 2x RECEPTION ROOMS
- 2x DOUBLE BEDROOMS
- MODERN BATH & SHOWER ROOM with SAUNA
- FRONT TERRACE
- GARAGE TO REAR
- FREEHOLD

A TRADITIONAL DOUBLE BAY FRONTED, EXTENDED & SPACIOUS FAMILY HOME - RETAINING SOME ORIGINAL FEATURES - THIS PROPERTY IS IN GOOD CONDITION MEANING YOU CAN MOVE STRAIGHT IN - 2x DOUBLE BEDROOMS - 2 SEPARATE RECEPTION ROOMS - GARAGE to REAR - OPEN-PLAN KITCHEN/BREAKFAST & SITTING ROOM - RE-FITTED & MODERN BATHROOM SUITE with SAUNA - ENCLOSED REAR GARDEN, SOUTH FACING - HIGHLY DESIRABLE LOCATION - CLOSE TO UNIVERSITY HOSPITAL OF WALES, SCHOOLS, CARDIFF UNIVERSITY, SHOPS and LOCAL AMENITIES - EXCELLENT TRANSPORT LINKS - NEAR TO CARDIFF CITY CENTRE – FREEHOLD.

MR HOMES are very pleased to Offer **FOR SALE** this Spacious 2-Bedroom Family Home comprising in brief; Entrance Hallway with Original Tile Flooring, Lounge with Bay Window to Front, Dining Room, EXTENDED Kitchen/Breakfast & Sitting Room. From the Entrance Hallway, Staircase to the 1st Floor Split-Level Landing with Hatch Access to the Insulated Loft. Doors to; Bedrooms 1, 2, & a Re-Fitted & Modern Family Bathroom Suite with Large Bath & Walk-in-Shower Cubicle, also including a Sauna. The Front Terrace is Enclosed with Mature Bushes. The Rear Garden is Enclosed and has a Lockable Rear Gate accessing the Rear Lane & Door into the Detached Garage. Resident Permit Parking. The Property benefits from some uPVC Double Glazing Windows & Gas Central Heating powered by a BAXI Duo-Tec 28 ErP Combi-Boiler.

EPC Rating = E. Council Tax Band = E.

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FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Open Porch - Original Tile Floor - Welcome Light - Door to Entrance Hallway.

Entrance Hallway - Original Tile Floor, Single Panel radiator, Original Coving, Wall Mounted Alarm Panel, Doors to Lounge, Reception Room 2 & Staircase to 1st Floor Landing.

Lounge - 12' 9" into Bay Window x 10' 6" (3.88m x 3.20m) Laminate Floor, Bay Window to Front, Single Panel Radiator, Original Coving. Cupboard housing Gas Meter (Pre-Pay)

Reception Room 2/ Sitting Room - 14' 1" x 11' 11" (4.29m x 3.63m) Laminate Flooring, Window to Rear, Single Panel Radiator, Original Coving, Floor Cupboard housing Smart Electric Meter & RCD Consumer Unit. Understair Storage Area. Door to Kitchen.

EXTENDED Kitchen/ Breakfast Room/ Sitting Room - 19' 6" x 9' 5" (5.94m x 2.87m) - Tiled Floor, Chrome Ladder Radiator, Matching Wall & Base Units with Work Surfaces Over including Breakfast Bar, Tiled Splashbacks, Stainless Steel Sink, Quarter Bowl & Drainer with Mixer Tap. Integrated Electric Oven with 4x Ring Gas Hob Integrated into Worktop & Extractor Hood Above. Integrated Dishwasher. Plumbed for Washing Machine. uPVC D/g Window to Side. uPVC Half-Glazed D/g Door to Side, uPVC Double Patio Doors to Rear Garden. Velux D/g Skylight, Inset spotlights to Ceiling. Single Panel Radiator. Wall Mounted Alarm Panel.

1st Floor Landing - Carpet to Stairs & Landing, Hatch to Loft via Attached Fold Down Wooden Ladders. Doors to: Bedrooms 1, 2 & Family Bath & Shower Room & Sauna

Family Bath & Shower Room - 11' 0" max x 9' 4" max (3.35m x 2.84m) Tiled Floor, Large Bath with Mixer Tap, Large Walk-in-Shower Cubicle with Mixer Shower, Inset Spotlight & Extractor to Ceiling, Wash Hand Basin with Mixer Tap Vanity Cupboards Under and Vanity Mirror & Cupboard Over with Inset Spotlights. Ladder/Towel Radiator, uPVC Obscured D/g Window to Rear. Door to Sauna.

Sauna - 5' 2" x 3' 10" (1.57m x 1.17m)

5' 2" x 3' 10" x 6' 8" height (1.57m x 1.17m x 2.03m height) - Tiled Floor, Wooden Slat Seating, Light. Sauna Coals.

Bedroom 1 - 14' 2" into Bay Window x 12' 8" into Recess (4.31m x 3.86m)

Fitted Carpet, Bay Window to Front & Window to Front, Single panel Radiator, Original Coving, Fitted Cupboard.

Bedroom 2 - 11' 11" max x 8' 8" (3.63m x 2.64m)

Fitted Carpet, uPVC D/g Window to Rear, Single Panel Radiator.

Front Terrace - Enclosed

South Facing Rear Garden - Enclosed - Door to Rear Lane.

Garage

Up 'n' Over Door, Strip Lighting, Door into Rear Garden.



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



Approximate total area⁽¹⁾
878.75 ft²
81.64 m²

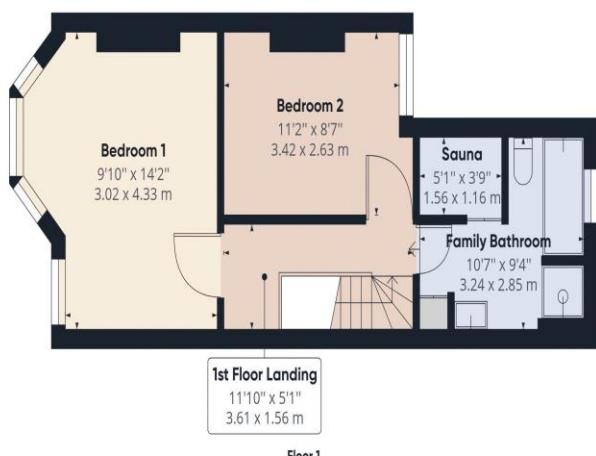
Reduced headroom
9.75 ft²
0.91 m²

(1) Excluding balconies and terraces

□ Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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