

# Brithdir Street, Cardiff

Offers Over £325,000

**Hern & Crabtree**  
ESTABLISHED 1845



# Good old-fashioned service with a modern way of thinking.

## Key Features

- NO CHAIN - Attractive three-bedroom mid-terrace
- Bay-fronted lounge with feature fireplace
- Well-equipped kitchen with garden access
- Enclosed low-maintenance rear garden
- Excellent transport links and local amenities
- Original tiled hallway and covered ceilings
- Separate dining room with built-in storage
- Contemporary first-floor shower room
- Close to Cardiff University and Roath Park

No Onward Chain - Situated in the popular area of Cathays, this characterful three-bedroom terrace blends period charm with everyday practicality.

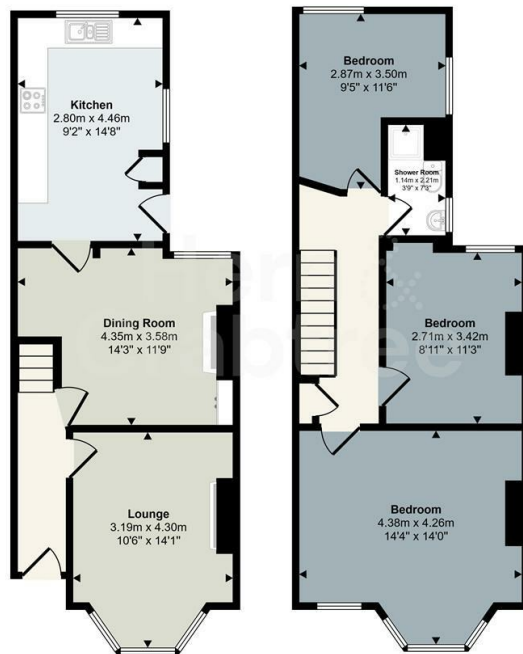
Original features such as the decorative hallway tiles and covered ceilings complement the light-filled living spaces. The spacious bay-fronted lounge and adjoining dining room create a sociable setting, while the well-planned kitchen opens directly to the garden for easy outdoor access. Upstairs, three bedrooms and a contemporary shower room complete the accommodation.

Brithdir Street is ideally positioned for city living. Cardiff University and the University Hospital of Wales are both within walking distance, and nearby Crwys Road offers a vibrant mix of cafés, restaurants and independent shops. Roath Park and its picturesque lake provide green open space just a short stroll away, while excellent bus links and nearby Heath Low Level station make travel into the city centre and beyond straightforward. Well-regarded local schools and easy access to the A48 and M4 add further appeal for families and professionals alike.

## Approx 965.00 sq ft



Approx Gross Internal Area  
90 sq m / 965 sq ft



Ground Floor  
Approx 44 sq m / 471 sq ft

First Floor  
Approx 46 sq m / 495 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>72</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	