



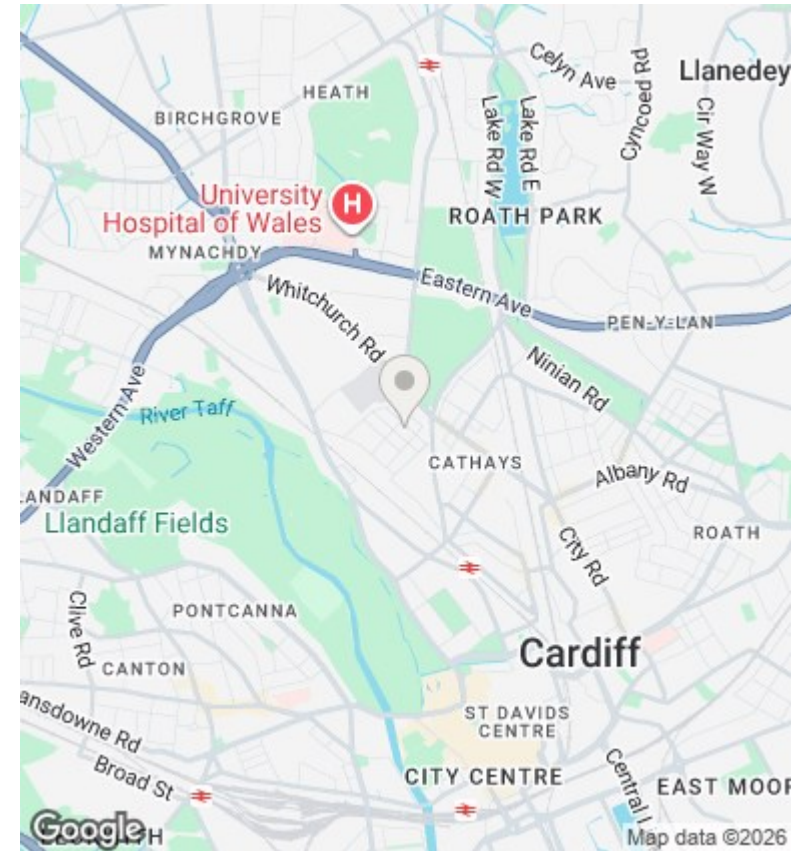
## 39 Brithdir Street, Cathays, Cardiff, CF24 4LE

Price Guide £280,000

- 4 Bedroom.
- Gas C/Heating.
- NO CHAIN.
- 3 Separate Reception Rooms.
- South Facing Rear Garden.
- Requires Extensive Up-grading.
- Freehold.



TOTAL FLOOR AREA: 1171 sq ft, (108.8 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, the measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
 Made with iMagine 12/2024



## Directions

## Viewings

Viewings by arrangement only.  
 Call 02920342331 to make an appointment.

## Council Tax Band

F

## EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>82</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	