

Castle Hill Court, Castle Hill

St. Fagans | Cardiff | CF5 6EJ

Apartment | Asking Price Of £184,950



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PROPERTY DESCRIPTION

** MODERN GROUND FLOOR APARTMENT ** TWO DOUBLE BEDROOMS ** GARAGE ** A much improved two double bedroom ground floor apartment situated in the sought after area of St Fagans. The accommodation briefly comprises a well maintained communal entrance, private hallway leading to the kitchen, lounge, inner hallway that leads to two double bedrooms and a modern shower room. Garage. Communal gardens. uPVC double glazed windows. Gas combination boiler.

- **Tenure** Freehold
- **Council Tax Band C**
- **Floor Area (approx.)** 608 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

This spacious property is situated in the increasingly popular suburb of St Fagans in rural surroundings but is approximately five miles from Cardiff city centre, within close proximity to major retail park Culver House Cross and is ideally located for major motorway links.

COMMUNAL ENTRANCE

Entered via communal entrance to apartment 6. Further door to rear leading to communal garden. Allocated storage cupboard for apartment 6 with newly fitted door.

HALLWAY

Entered via recently fitted front door into private hallway. Glazed door to open plan kitchen/lounge/diner. Laminate wood flooring.

KITCHEN

13' 5" x 9' 1" (4.09m x 2.78m) An improved, modern kitchen fitted with a range of base and eye level units incorporating one and a half bowl ceramic sink and drainer with

complementary marble effect work tops. Built in electric oven with gas hob and extractor hood over.

Space for washing machine and fridge/freezer. Cupboard housing gas combination boiler. Laminate wood flooring. uPVC double glazed window to the rear window with pleasant views over communal gardens. Open plan to lounge.

LOUNGE

13' 5" x 12' 9" (4.09m x 3.91m) uPVC double glazed window to the front with lovely views. Feature inset for fireplace with granite hearth and wood mantle. Laminate wood flooring. Radiator. Door to an inner hall.

INNER HALL

Leading to two double bedrooms and shower room.

BEDROOM ONE

12' 5" x 12' 0" (3.79m x 3.66m) (to wardrobes) Fitted wardrobes to one wall. uPVC double glazed window to the front with views.

BEDROOM TWO

12' 7" x 7' 10" (3.85m x 2.41m) uPVC double glazed window to the rear. Built in wardrobes.

SHOWER ROOM

9' 1" x 5' 4" (2.79m x 1.63m) A stylish, modern suite to include low level WC, wall mounted vanity enclosed wash hand basin and walk-in shower with rainwater shower head and glass screen. Tiled flooring and splashbacks. uPVC double glazed obscure window to rear. Ladder radiator.

OUTSIDE

Well maintained communal gardens.

SINGLE GARAGE

A single up and over garage door.

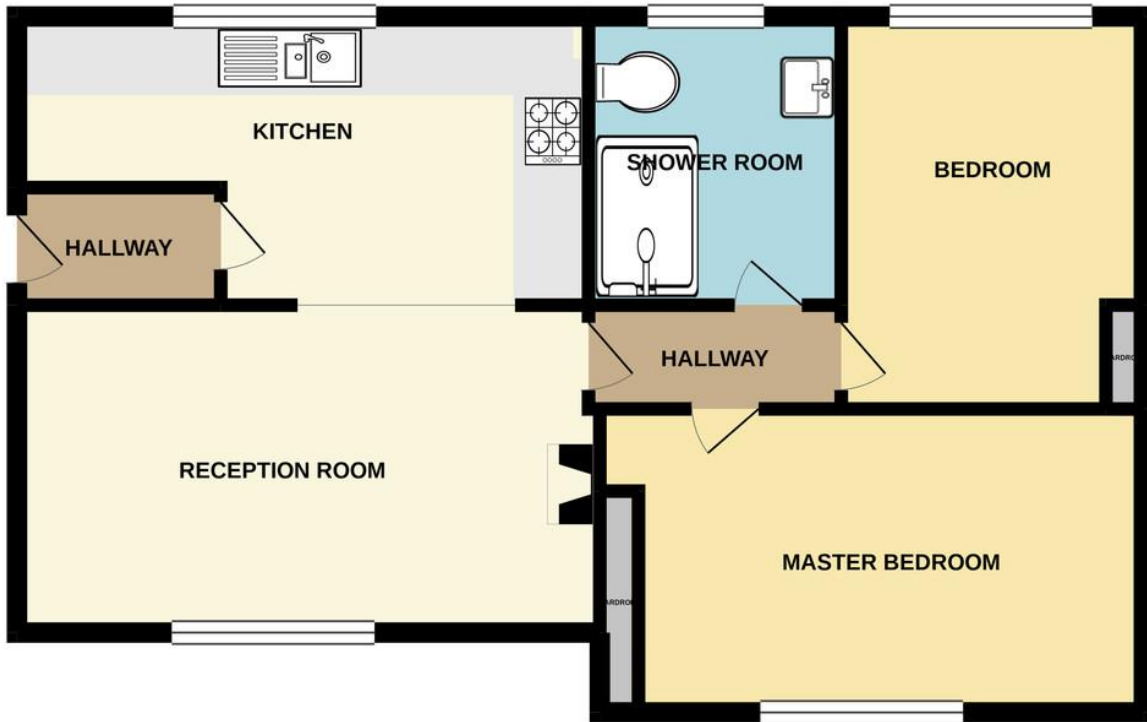
LEASE DETAILS

89 years remaining on the lease. £100 per month maintenance charge. Share of the Freehold.



FLOORPLANS

GROUND FLOOR
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA : 608 sq.ft. (56.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 c	76 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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