

6 Norfolk Court | Maes-yr-Awel

Radyr | Cardiff | CF15 8AU

Top Floor Apartment | Asking Price Of £159,950



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PROPERTY DESCRIPTION

**** TOP FLOOR APARTMENT ** NO CHAIN **** A spacious top floor (2nd floor) apartment with Balcony & Garage located in a desirable and convenient location being a short distance from local amenities. Communal Entrance, Entrance Hall, Lounge with door to balcony, spacious kitchen/diner, two double bedrooms and a large shower room. Communal gardens and a garage. EPC Rating: D.

- **Tenure** Leasehold
- **Council Tax Band** D
- **Floor Area (approx.)** 763 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

COMMUNAL ENTRANCE HALL

Communal entrance hallway with staircase to all floors, vinyl flooring.

SECOND FLOOR ENTRANCE HALL

Upvc entrance door leading to long hall way, electric storage heaters, access to roof space.

LOUNGE

13' 1" x 12' 9" (4.01m x 3.89 m) A spacious lounge with large picture window looking onto balcony and an open vista beyond. Upvc French door opening to balcony.

KITCHEN/DINER

13' 3" x 11' 8" (4.05m x 3.56 m) Appointed along 3 sides in woodgrain finish fronts, beneath worktop surface, stainless steel sink and side drainer, space for slot in cooker, plumbing for washing machine, space for fridge freezer, space for dishwasher, matching range of eye level wall cupboard, wall tiling to splashback areas, 2 windows to rear, wall mounted electric heater and ample space for dining table.

BEDROOM ONE

12' 8" x 12' 1" (3.87 m x 3.69m) A good sized double bedroom with aspect to front, range of fitted wardrobes to one side, wall mounted electric heater.

BEDROOM TWO

15' 3" x 8' 1" (4.66m x 2.47 m) A second double bedroom with aspect to rear and wall mounted electric heater.

SHOWER ROOM

9' 8" x 8' 5" (2.97m x 2.59m) Spacious shower room comprising low level wc, vanity wash hand basin with storage below, large shower cubicle, wall tiling to splashback areas, airing cupboard housing the hot water cylinder and window to rear.

GARAGE

Up and over access door being located in the rear middle block being the second from the left while facing.

COMMUNAL GARDENS

Well-tended communal gardens of lawn and well stocked plant and shrub beds.

TENURE

Leasehold - Lease term 999 years from 1968. (Vendors Solicitor to confirm)

SERVICE CHARGE & GROUND RENT

Service charges payable at approximately £900 per annum to include ground rent, buildings insurance and ground maintenance. (Vendors Solicitor to confirm).



FLOORPLANS

GROUND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 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		74 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		



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