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).







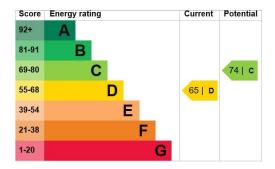


GROUND FLOOR 763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx

While every attempt has been made to ensure the accuracy of the floorplan contained free, measurement of doors, incloser, crosm and any other interns are appreciation and no reportable; in stateline rangerors, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. This services, systems and applicates shown have not been tested and no guarantee as to their systems and replaces shown have not been tested and no guarantee as to their specific productions of the production of t











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