

3 Ffordd Las

Radyr | Cardiff | CF15 8EP

Maisonette | Offers In Excess Of £399,950



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PROPERTY DESCRIPTION

**** LUXURY APARTMENT OVERLOOKING RADYR GOLF COURSE **** A luxury well maintained first floor apartment with balcony overlooking Radyr Golf Course and Bristol Channel. The spacious accommodation briefly comprises entrance hallway, L shaped landing, 25ft lounge/dining room, kitchen, two large double bedrooms, one with modern en-suite shower room and superb views. Modern bathroom and separate WC. Outside there is plenty of visitor parking. A large garage with remote controlled up and over door plus an allocated car space. Gas central heating. EPC Rating: D.

- **Tenure** Commonhold
- **Council Tax Band E**
- **Floor Area (Approx).** 1148 sq.ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the sought after village of Radyr which is well served by local amenities. These include a parade of shops golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two primary schools and a comprehensive school. A train station and regular bus service into the City Centre are also close at hand.

ENTRANCE

Entrance via block paved pathway to front door. Composite double glazed front door into entrance hall of apartment 3. Stairs to first floor landing with archway and full length mirror. Glass door leading into the hallway.

ENTRANCE HALLWAY

An L shaped hallway with fitted double cloaks cupboard. Doors to all rooms. Loft access (boarded with generous storage space, lighting and integral ladder)

LOUNGE/DINING ROOM

25' 10" x 12' 11" (7.895m x 3.952m) Feature uPVC double glazed sliding

patio doors leading onto the front balcony with electric awning and providing superb views over Radyr Golf Course and Bristol Channel. Electric fire with wood effect surround and marble hearth. Three radiators. Spotlights. Glazed door to kitchen.

KITCHEN

11' 7" x 8' 5" (3.536m x 2.573m) A country style kitchen with a wide range of base and eye level units in country cream and complementary wood effect work surfaces. Dresser style cabinets with plate rack and display unit. Fitted electric double oven, electric hob, extractor hood over and one and a half bowl sink unit. Fitted dishwasher, washer/dryer, two fridges and freezer. Feature uPVC double glazed window to rear with superb views of the Garth Mountain.

BEDROOM ONE

18' 0" x 12' 6" (to wardrobes) (5.487m x 3.834m) Modern fitted bedroom with Ikea fitted wardrobes to one wall. Space for a sofa and desk. Feature uPVC double glazed sliding doors giving access to balcony with superb outlook over

Radyr Golf Course. Spotlights. Radiator. Door to en-suite shower room.

EN-SUITE SHOWER ROOM

6' 11" x 5' 11" (2.124m x 1.816m) A modern en-suite shower room with double Aqualisa walk-in shower, low level WC and vanity wash hand basin. Tiled splash backs and luxury vinyl tile flooring. Spotlights. Heated towel rail.

BEDROOM TWO

13' 10" x 12' 11" (4.237m x 3.959m) uPVC double glazed window to rear with superb views. Two double fitted wardrobes. Radiator.

BATHROOM

11' 5" x 5' 9" (3.498m x 1.765m) Panelled bath with shower and glass screen. Fitted vanity unit with square wash hand basin. Fitted mirror and tiled splashback. uPVC double glazed window to rear. Ladder radiator. Airing cupboard housing tank and shelving. Wood effect flooring. Spotlights.

WC

8' 0" x 2' 10" (2.44m x 0.86m) A separate newly fitted WC. uPVC

double glazed window to rear. Low level WC. Radiator. Wood effect flooring.

DOUBLE GARAGE

The garage is situated directly below the apartment. Looking from the rear the garage is the third from the left. Automatic remote controlled garage door. Light, power and water. Designated parking space. Room for visitor parking at the rear in Bryn Derwen.

LEASE DETAILS

We understand each owner has a share of the freehold which is managed by Ffordd Las Ltd (residents own company). £200pa maintenance fee, peppercorn rent. 999 years from March 2008.





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FLOORPLANS

ENTRANCE FLOOR
 IF N/A, SEE PHOTO APPROX.

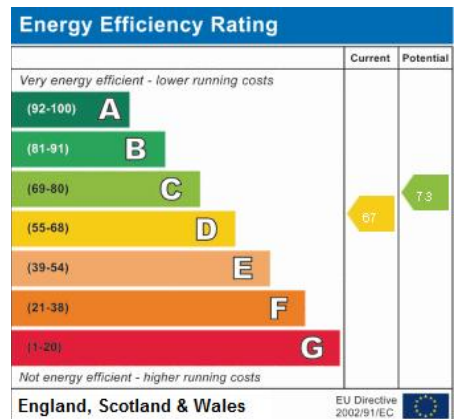
1ST FLOOR
 1248 SQ.FT. (106.7 SQ.M.) APPROX.



TOTAL FLOOR AREA : 1148 sq.ft. (106.7 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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