

15 Goetre Fawr, Radyr, Cardiff, CF15 8ET



Estate Agents and
Chartered Surveyors

Asking Price Of

£185,000



Top Floor Apartment

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Property Description

**** TOP FLOOR APARTMENT WITH VIEWS ** IDEAL FIRST TIME BUY OR INVESTMENT **** A popular two bedroom top (third floor) apartment in the popular Sidings development, Radyr. Offering lovely elevated views and benefitting from an allocated parking space this property has no onward chain and is located in a prime position close to Radyr village and train station. The accommodation briefly comprises; entrance hallway, lounge/kitchen/diner with newly fitted kitchen, two bedrooms and bathroom with shower over. Allocated parking. Gas central heating and uPVC double glazed windows. EPC Rating: C

Tenure Leasehold

Council Tax Band D

Floor Area Approx 569 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

Entered via communal front door with telephone entry. Stairs rising to all floors.

ENTRANCE HALL

Located on the top (third) floor and entered via wooden front door into hallway. Doors to all rooms. Two storage cupboards. Telephone entry system. LVT flooring and Radiator.

LOUNGE AND KITCHEN

18' 1" x 15' 8" (5.53m x 4.79m)
Well appointed along two sides in light fronts with black modern handles beneath worktop surfaces, inset 1.5 bowl black sink with black and chrome monobloc mixer tap, inset four ring hob with black cooker hood above, integrated dishwasher with matching front, space for washing machine with

matching door (washing machine to be taken by the owner), integrated fridge freezer with matching front, matching range of eye level wall cupboards, wall mounted Baxi combi boiler, wall tiling to splash back areas, open plan with the large lounge and dining area with two windows to rear and one to side enjoying distant mountain views, quality LVT flooring and two radiators.

BEDROOM ONE

10' 11" x 10' 10" (3.35m x 3.32m)
Overlooking the entrance approach, a good sized principal bedroom, fitted wardrobes and radiator.

BEDROOM TWO

9' 2" x 7' 6" (2.80m x 2.31m)
Aspect to side, a good sized second bedroom, radiator.

FAMILY BATHROOM

6' 11" x 6' 5" (2.13m x 1.97m)
Modern white suite comprising low level W.C, wash hand basin, panelled bath with shower above, mosaic style wall tiling to splash back areas, obscure glass window, extractor fan, LVT flooring and radiator.

OUTSIDE

COMMUNAL GARDENS

Lawned communal areas and paved pathways with lighting.

PARKING

Designated parking space numbered 8.

ADDITIONAL INFORMATION

LEASE : 250 years from 1st of January 2006

GROUND RENT: £100 per annum

SERVICE CHARGES: £1324 per annum

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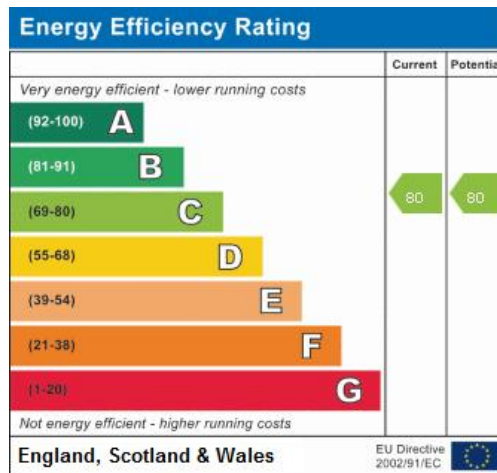


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GROUND FLOOR
569 sq.ft. (52.9 sq.m.) approx.



TOTAL FLOOR AREA: 569 sq.ft. (52.9 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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