

3 Goetre Fawr, Radyr, Cardiff, CF15 8ET



Estate Agents and
Chartered Surveyors

Asking Price Of

£179,950



Ground Floor Apartment



Property Description

**** GROUND FLOOR APARTMENT ** IDEAL FIRST TIME BUY OR INVESTMENT **** A popular two bedroom ground floor apartment in the popular Sidings development, Radyr. Benefitting from an allocated parking space the property is located in a prime position close to Radyr village and train station. The accommodation briefly comprises; entrance hallway, lounge/kitchen/diner, two bedrooms and shower room. Allocated parking. Gas central heating and uPVC double glazed windows. EPC Rating B

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.

ENTRANCE

Entered via communal front to apartment number 3.

HALLWAY

Doors to lounge/kitchen/diner, two bedrooms and shower room. Two storage cupboards. Radiator.

LOUNGE/KITCHEN/DINER

18' 0" x 15' 10" (5.51m x 4.83m)
A modern kitchen fitted with base and eye level units incorporating one and a half bowl sink and drainer with complementary work surfaces. Fitted electric oven and hob with extractor over. Tiled

splash backs. Recently fitted gas combination boiler. Space for fridge/freezer, washing machine and tumble dryer or dishwasher. Newly laid laminate wood flooring. Two uPVC double glazed windows to rear and one window to side overlooking the communal gardens, all fitted with vertical and blackout blinds. Two radiators.

BEDROOM ONE

10' 11" x 10' 10" (3.35m x 3.32m)
Fitted wardrobes to one wall. uPVC double glazed window to front with fitted vertical and blackout blinds. Radiator.

BEDROOM TWO

9' 2" x 7' 6" (2.80m x 2.30m)
uPVC double glazed window to side with fitted vertical and blackout blinds overlooking communal gardens. Radiator.

SHOWER ROOM

6' 11" x 6' 5" (2.12m x 1.97m)
A modern, recently fitted shower room which includes low level wc, pedestal wash hand basin and

fitted shower cubicle. Half part tiled walls with Selkie boards in shower area. uPVC double glazed window to front. Radiator. Extractor fan.

OUTSIDE

Communal gardens. Allocated parking space.

LEASE DETAILS

We are advised that each apartment benefits from a 250 year lease from 2006 at a rental of £100 per annum. Service charge is approximately £1,165 per annum.

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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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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