

66 Windsor Avenue,
Radyr, Cardiff, CF15 8BY



Estate Agents and
Chartered Surveyors

Asking Price Of

£249,950



First Floor Apartment

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Property Description

**** THREE BEDROOM FIRST FLOOR MAISONETTE**

**** GARAGE **** A bright and well proportioned first floor purpose built maisonette in the sought after area of Radyr, being a short distance from Radyr Golf Club, other local amenities and transport links. Independent entrance to the ground floor, first floor entrance hallway, spacious lounge, kitchen/breakfast room, three bedrooms and family bathroom. The property benefits from a section of side garden. Garage. No Chain. Quarter share of the Freehold. **** NO CHAIN **** EPC Rating D

Tenure Freehold

Council Tax Band E

Floor Area Approx 980 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 paved pathway to front door. Laid to lawn with shrub and tree borders.

HALLWAY

Entered via uPVC double glazed door. Two storage cupboards. Stairs to first floor.

FIRST FLOOR

LANDING

uPVC double glazed window to side. Access to loft space. Radiator. Doors to lounge, kitchen/breakfast room, two bedrooms, bedroom three/dining room and bathroom.

LOUNGE

16' 11" x 13' 3" (5.18m x 4.06m)
uPVC double glazed window to front. TV aerial point. Radiator.

KITCHEN/BREAKFAST ROOM

11' 1" x 9' 10" (3.40m x 3.00m)
uPVC double glazed window to rear. A range of base and eye level units incorporating one and a half stainless steel sink unit with drainer and mixer tap and complementary work surfaces. Space for cooker, fridge/freezer, dishwasher and washing machine.

BEDROOM ONE

15' 5" x 9' 6" (4.70m x 2.92m)
uPVC double glazed window to front. Fitted wardrobes. Radiator.

BEDROOM TWO

17' 8" x 8' 11" (5.41m x 2.72m)
uPVC double glazed window to rear. Fitted wardrobes. Radiator.

BEDROOM THREE/DINING ROOM

15' 5" x 9' 10" (4.70m x 3.02m)
uPVC double glazed window to front. Radiator.

BATHROOM

9' 3" x 7' 8" (2.82m x 2.36m)
Two uPVC double glazed windows to rear. Panelled bath with electric shower over. Low level wc. Pedestal wash hand basin. Radiator. Storage cupboard housing combi boiler.

OUTSIDE

The property benefits from ownership of the side garden, which is part lawned and paved with mature shrub and flower borders.

GARAGE

A single garage situated to the rear. Up and over door. Power and lighting.

ADDITIONAL INFORMATION

1/4 share of freehold. 125 years from 2002. 105 years remaining on the lease. Service charge: £545.00 which includes Building Insurance. £50 ground rent per annum.

Radyr 029 2084 2124

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