

# 14 Cwrt Brynteg, Station Road,

## Radyr, Cardiff, CF15 8AB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£125,000**



Apartment



# Property Description

**\*\* RETIREMENT APARTMENT \*\* NO CHAIN \*\***

Located in Cwrt Brynteg, a McCarthy & Stone development situated within the heart of Radyr village close to local amenities. The accommodation comprises entrance hall, lounge/diner, fitted kitchen, double bedroom and bathroom. The development also benefits from a residents lounge, house manager, 24 hour care line, guest suite, lofts to all floors and communal gardens. EPC Rating: TBC

Tenure Freehold

Council Tax Band E

Floor Area Approx 461 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

The apartment is situated on the popular Cwrt Brynteg development in Radyr. Located close to the train station where there is easy access to and from the city centre. There is also a parade of shops including a newsagent, post office, co-op, pharmacy, Italian restaurant, hairdressers, dentist and optician.

## GROUND FLOOR

Communal entrance with stairs and lifts to all floors.

## LOWER GROUND FLOOR

### ENTRANCE HALL

Approached via a wood panelled entrance door leading to the hallway, large storage cupboard housing the hot water cylinder.

## LOUNGE

18' 11" x 10' 9" (5.79m x 3.30m)

A spacious reception with feature fireplace, double opening French doors to the balcony enjoying Cardiff city views, electric heater. Double opening doors to the kitchen.

## KITCHEN

7' 6" x 6' 11" (2.31m x 2.13m)

Appointed along 3 sides in woodgrain finish fronts beneath round nosed work top surfaces, inset stainless steel sink with side drainer, inset four ring hob with extractor hood above, integrated oven, integrated fridge with matching front, integrated freezer with matching front, window to front, wall tiling to splashback areas and wall mounted electric heater.

## BEDROOM

14' 7" x 9' 3" (4.47m x 2.82m)

Aspect to front, a good sized principal double bedroom with built out wardrobes, electric heater.

## BATHROOM

6' 11" x 5' 6" (2.12m x 1.69m)

Modern white suite comprising low level wc, vanity wash basin with storage below, panelled bath with shower above, shower screen, full wall tiling, extractor fan and wall mounted electric heater.

## LEASEHOLD

125 year lease from 2005 (approx. 107 years remaining)

## SERVICE CHARGE

Charges relating to this property are approximately £3133.16 per annum which includes building insurance, water charges, window cleaning, laundry and warden services as well as maintenance of the lift, entry systems and garden services. Ground rent is approx. £395 per annum. (We have not checked the legal document to verify this. The buyer is advised to obtain verification from their solicitor or surveyor).

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LOWER GROUND FLOOR



TOTAL FLOOR AREA : 461 sq.ft. (42.8 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	87   B	87   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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