

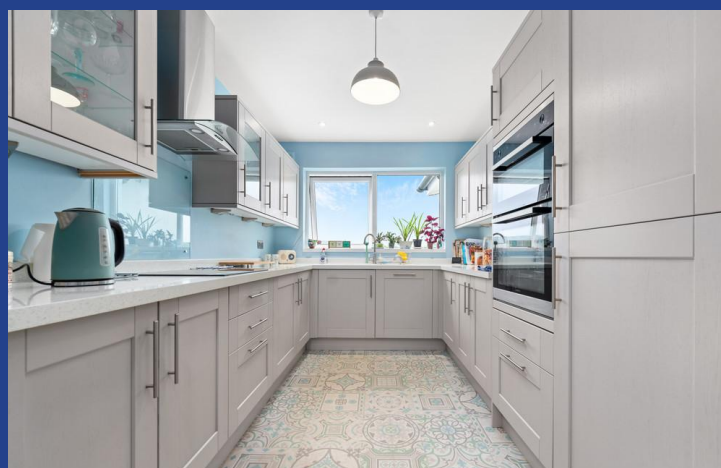
5 Ffordd Las,  
Radyr, Cardiff, CF15 8EP



Estate Agents and  
Chartered Surveyors

Offers In Excess Of

£329,000



First Floor Apartment



# Property Description

**\*\* SOUGHT AFTER AREA \*\* NEWLY FITTED KITCHEN  
\*\* WITH SUPERB VIEWS \*\*** An idyllic two double bedroom first floor apartment set in the sought after area of Radyr. The property benefits from panoramic views to the rear plus a spacious shared driveway and double garage. The property briefly comprises hallway, lounge/diner, kitchen/breakfast room, two double bedrooms and bathroom, plus good size balcony to the front looking over Radyr Golf Course. EPC Rating: E

**Tenure Share of Freehold**

**Council Tax Band E**

**Floor Area Approx 1,050 sq ft**

**Viewing Arrangements  
Strictly by appointment**

## LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Amenities include a parade of shops, restaurant, doctors and dentist surgery, library, golf and tennis clubs, two good primary and comprehensive schools, church and train station.

## ENTRANCE

Entered via paved pathway to front door. Steps down to parking and double garage. uPVC double glazed front door into entrance hall of apartment 5. Stairs to first floor landing with uPVC double glazed window to side. Obscure glazed door leading into the hallway.

## ENTRANCE HALLWAY

Storage cupboard with hanging space and cupboards above, plus airing cupboard housing hot water tank with shelving. Wall mounted electric heater. Doors to lounge/diner, kitchen/breakfast room, two bedrooms and bathroom. Access to loft space.

## LOUNGE/DINER

20' 5" x 12' 11" (6.22m x 3.96m)  
uPVC double glazed sliding patio doors to front leading onto the glass fronted balcony with fantastic views over Radyr golf course. Wall mounted electric heater.

## BALCONY

19' 2" x 5' 7" (5.85m x 1.71m)  
Enjoying exceptional open views. A modernised glass fronted balcony.

## KITCHEN/BREAKFAST ROOM

16' 11" x 12' 10" L shaped (5.18m x 3.93m)  
Newly fitted 'Howdens' kitchen appointed along three sides in cashmere wood grain effect shaker style fronts with chrome bar handles beneath a quartz laminate worktop surface. Inset 4 ring hob with curved glass cooker hood above, inset double oven, inset sink with side drainer, integrated fridge/freezer with matching front, integrated dishwasher with matching front, matching range of eye level wall cupboards. Window overlooking the entrance approach. Ample space for a dining table.

## BEDROOM ONE

17' 2" x 15' 8" (5.25m x 4.80m)  
uPVC double glazed patio door to front leading onto the balcony with fantastic views over Radyr golf course. Fitted wardrobes with hanging space and cupboards above. Wall mounted electric heater.

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## BEDROOM TWO

13' 11" x 11' 11" (4.26m x 3.65m)

uPVC double glazed window to rear with mountain views. Wall mounted electric heater. Fitted wardrobes with hanging space and cupboards above.

## SHOWER ROOM

7' 7" x 7' 6" (2.32m x 2.30m)

uPVC obscure double glazed window to rear. Low level wc. Pedestal wash hand basin. Walk in shower with fitted seat and shower over. Fully tiled walls. Wall mounted electric heater. Extractor fan.

## DOUBLE GARAGE

19' 10" x 14' 2" (6.05m x 4.34m)

Double garage with electric up and over door. Power and lighting.

## LEASE DETAILS

Repair funds: £200 per annum

Tenure: Share of Freehold 999 years from 25th March 2008

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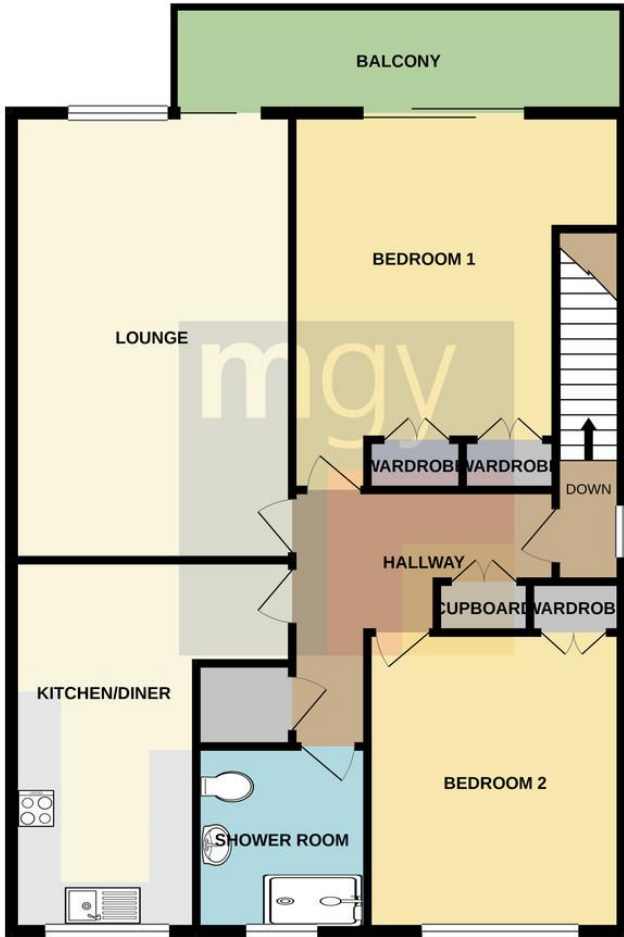


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FIRST FLOOR  
1050 sq.ft. (97.5 sq.m.) approx.



TOTAL FLOOR AREA: 1050 sq.ft. (97.5 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		
69-80	C		76   C
55-68	D		
39-54	E	42   E	
21-38	F		
1-20	G		

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