

# 4 Cwrt Brynteg, Station Road,

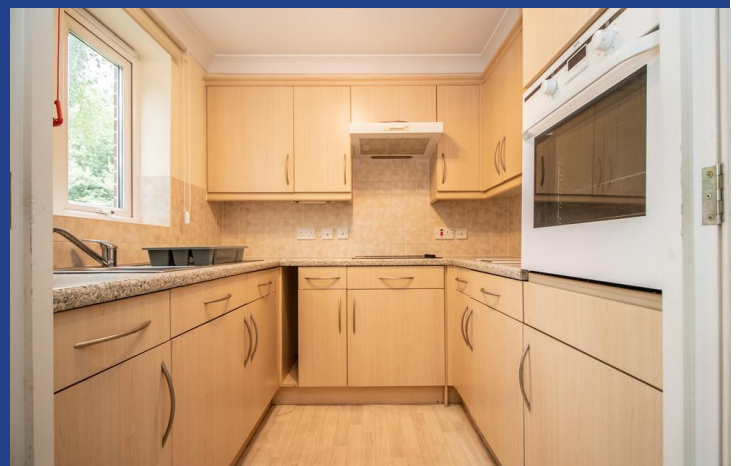
## Radyr, Cardiff, CF15 8AB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£119,000**



Ground Floor Flat



# Property Description

**\*\* GROUND FLOOR RETIREMENT APARTMENT \*\*** A well presented one bedroom retirement apartment in the sought after Cwrt Brynteg retirement development in Radyr. Communal entrance hallway with residents lounge. Entrance hallway with large airing cupboard, lounge opening to kitchen with integrated appliances, spacious double bedroom with fitted wardrobes and a modern shower room. Electric heating, double glazing, emergency pull cords throughout. Private terrace. Delightful communal gardens. No chain. EPC Rating: B

Tenure Leasehold

Council Tax Band E

Floor Area Approx 479 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

Telephone intercom to all apartments, stairs and lifts to all floors.

### LAUNDRY ROOM

Communal Laundry room with washing machines and Tumble dryers

### ENTRANCE HALLWAY

Approached via a wood entrance door leading to the inner hallway, large airing cupboard with lighting housing the hot water cylinder. Doors to all rooms.

### LOUNGE AND DINER

17' 7" x 10' 5" (5.36m x 3.18m)  
With double opening French doors to garden, feature fireplace with electric fire, double doors to kitchen.

## KITCHEN

7' 3" x 6' 11" (2.22m x 2.13m)  
Appointed along three sides in woodgrain finish fronts beneath round nosed worktop surfaces, inset stainless steel sink with side drainer, inset hob with cooker hood above, integrated oven, matching range of eye level wall cupboards, fridge with matching front, freezer with matching front, wall tiling to splash back areas, window to front.

## DOUBLE BEDROOM

13' 2" x 9' 0" (4.03m x 2.76m)  
Aspect to front, built in mirror fronted wardrobe and electric radiator.

## SHOWER ROOM

Modern white suite comprising low level wc, two wash hand basin, large shower, tiled walls, electric hot air heater.

## PRIVATE TERRACE

Paved patio area.

## COMMUNAL GARDENS

Well tended communal gardens with parking to the front.

## TENURE

Leasehold - 125 years from 2005.

## SERVICE CHARGES

Approx £3,133 per annum which covers buildings insurance, water charges, laundry and house manager services, as well as maintenance of the lift, entry system and gardening services.

## GROUND RENT

Approx £395 per annum.

## ADDITIONAL INFORMATION

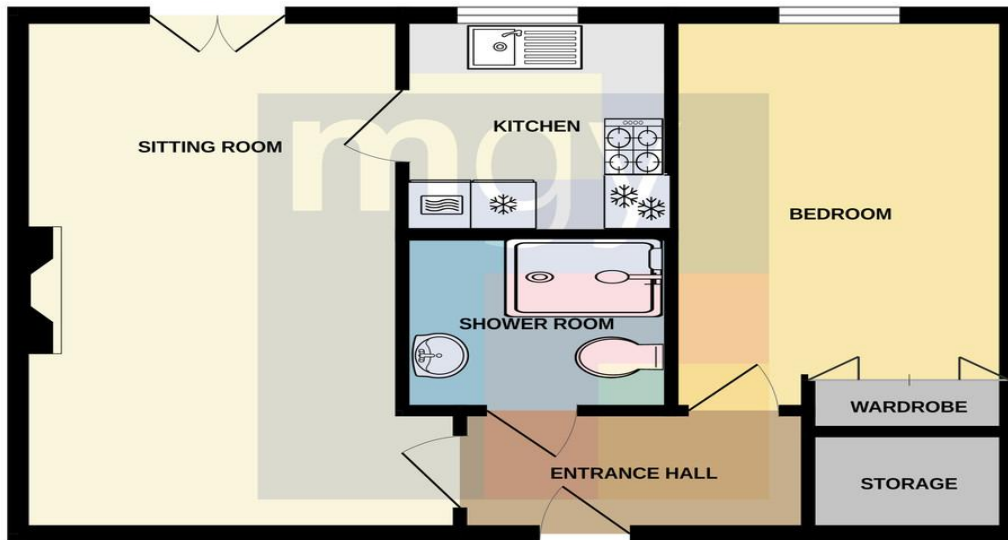
Please note that a 1% fee is payable by the owner to the freeholder when the property is sold on.

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## GROUND FLOOR



TOTAL FLOOR AREA : 479 sq.ft. (44.5 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	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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