

86 Fisher Hill Way,
Radyr, Cardiff, CF15 8DR



Estate Agents and
Chartered Surveyors

Asking Price Of

£169,950



Ground Floor Flat



Property Description

**** MODERN GROUND FLOOR APARTMENT **
IDEAL FIRST TIME BUY/ INVESTMENT **** Situated in the sought after village of Radyr close to local amenities and within walking distance to the train station. The accommodation comprises entrance hall, lounge/ diner, kitchen, two bedrooms and bathroom and paved patio. The Property also benefits from communal gardens and an allocated car parking space. EPC Rating; C.

Tenure Leasehold

Council Tax Band D

Floor Area Approx 603 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 dentist surgeries, optician, restaurant, two good primary schools and comprehensive school. There is also a train station and regular bus service to and from the city centre.

ENTRANCE

Entered via communal telephone entry door. Communal gardens to the rear.

HALLWAY

Doors to all rooms. Electric storage heater. Telephone entry system.

LOUNGE/DINING ROOM

11' 8" x 16' 11" (3.56m x 5.18m)
uPVC double glazed window to rear and side with lovely views. Electric storage heater.

KITCHEN

6' 10" x 9' 10" (2.09m x 3.00m)
uPVC double glazed window to front. Fitted with a range of base and eye level units with complementary work surfaces and stainless steel sink. Dishwasher & Washer/Dryer. Fan heater. Fitted electric oven, hob and extractor fan over. Plumbed for automatic washing machine. Space for fridge freezer. Spotlights.

BEDROOM ONE

11' 10" x 12' 11" (3.61m x 3.96m)
uPVC double glazed French doors leading to paved patio. Double fitted wardrobes with shelving and hanging space. Electric heater.

BEDROOM TWO

7' 4" x 6' 9" (2.26m x 2.08m)
uPVC double glazed window to front. Electric heater.

BATHROOM

6' 0" x 6' 9" (1.83m x 2.08m)
uPVC double glazed window to front. Panelled bath with shower screen, pedestal wash hand basin and low level WC. Extractor fan. Shaver point. Electric towel rail.

OUTSIDE

Paved Patio opening out to the communal gardens and the woods beyond. Parking space plus visitor parking.

ADDITIONAL INFORMATION

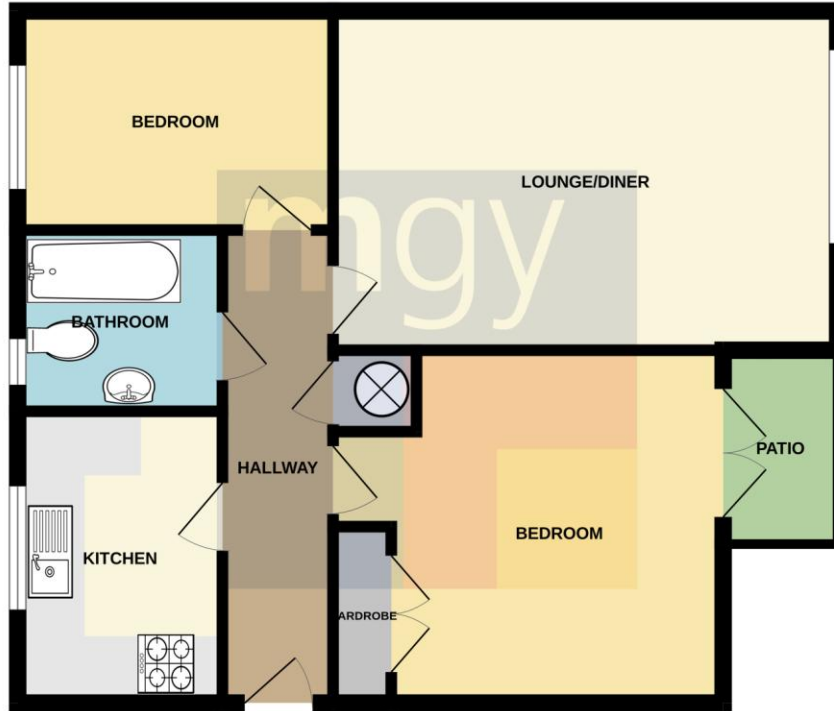
125 years from June 2005. Service Charge approximately £1254 every 6 months and Ground Rent £159 per annum.

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GROUND FLOOR
603 sq.ft. (56.0 sq.m.) approx.



TOTAL FLOOR AREA: 603 sq.ft. (56.0 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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