

Cwrt Brynteg, Station Road,

Radyr, Cardiff, CF15 8AB



Estate Agents and
Chartered Surveyors

Asking Price Of

£120,000



Retirement apartment

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Property Description

**** FIRST FLOOR RETIREMENT FLAT WITH BALCONY **
SHOWER ROOM **** A well presented one bedroom retirement apartment in the sought after Cwrt Brynteg retirement development in popular Radyr. Communal entrance hallway with residents lounge, kitchen and laundry room. To the first floor is the apartment entrance hallway with large airing cupboard, lounge and diner opening to kitchen with integrated appliances, spacious double bedroom with fitted wardrobes and a separate shower room. Electric heating, double glazing, emergency pull cords throughout. Balcony overlooking the delightful communal gardens. No chain. EPC Rating: B

Tenure Leasehold

Council Tax Band E

Floor Area Approx 473 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.

FIRST FLOOR

COMMUNAL ENTRANCE

Telephone intercom to all apartments, stairs and lifts to all floors. Communal lounge and kitchen for residents use. Laundry room.

FIRST FLOOR

ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the entrance hallway. Doors to all rooms. Airing cupboard housing the hot water tank. Communal entrance telecom unit.

LOUNGE AND DINER

19' 0" x 10' 8" (5.80m x 3.26m)
With french doors to balcony overlooking the rear garden. Ample space for seating and dining. Feature fireplace. Double doors to kitchen. Electric heater.

KITCHEN

7' 6" x 7' 4" (2.31 m x 2.26m)
With units and worktops to three sides. Inset stainless steel sink with side drainer. Integrated fridge and integrated freezer. Window to rear. Inset four ring electric hob and oven. Matching eye level wall cupboards. Tiled splash back. Wall mounted dimplex electric heater.

BEDROOM

14' 11" x 9' 2" (4.55m x 2.81m)
Overlooking the communal garden, a good sized double bedroom. Built out wardrobe with mirrored doors. Electric heater.

SHOWER ROOM

6' 9" x 5' 6" (2.08m x 1.70m)
White suite comprising low level wc, vanity wash basin with storage below, large shower cubicle. Wall mounted electric heater, electric towel rail and extractor fan. Full wall tiling.

COMMUNAL GARDENS

Well tended gardens to rear with parking to front.

ADDITIONAL INFORMATION

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. £460 per annum.

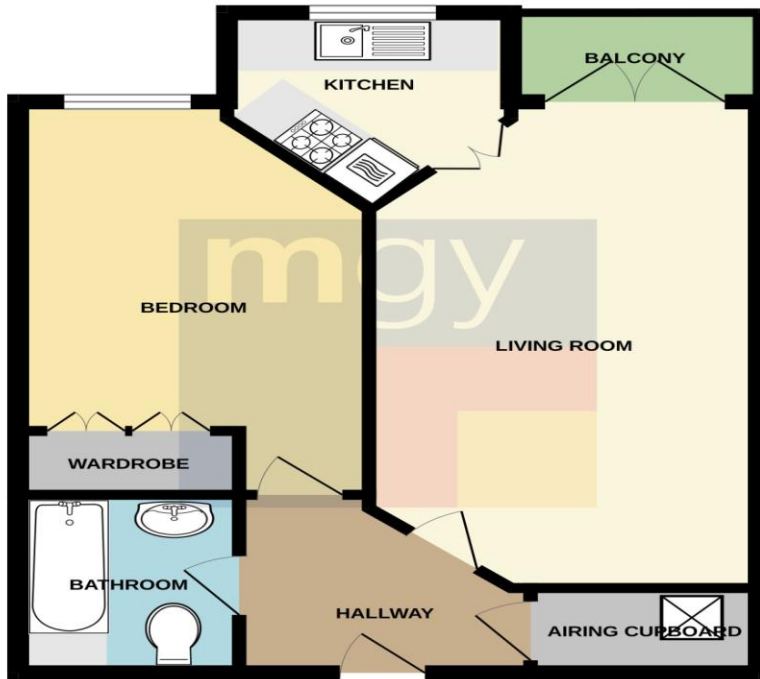
Please note that a 1% fee is payable by the owner to the freeholder when the property is sold on.

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GROUND FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 473 sq.ft. (44.0 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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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B	88	88
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		

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