

6 Argyll Court, Maes-yr-awel,

Radyr, Cardiff, CF15 8AW



Estate Agents and
Chartered Surveyors

Asking Price Of

£225,000



Top Floor Apartment



Property Description

**** TWO BEDROOM TOP FLOOR APARTMENT ** WELL PRESENTED THROUGHOUT ** MODERN KITCHEN AND BATHROOM **** A well presented top floor (2nd floor) apartment in a select development, in the sought after area of Radyr, close to amenities and transport links. Communal entrance hallway, entrance hallway, lounge with balcony, modern fitted kitchen and dining room with views of Castel Coch, two good sized bedrooms, quality shower room and separate wc. Gas central heating, double glazed windows. Communal lawned gardens. Communal parking. Garage. EPC Rating: C

Tenure Leasehold

Council Tax Band D

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

GROUND FLOOR

communal entrance. Carpeted stairs to all floors

SECOND FLOOR

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the long hallway. Access to roof space. Laminate flooring. Radiator.

KITCHEN AND DINING ROOM

13' 1" x 11' 6" (4.00m x 3.52m)
Well appointed along three sides white high gloss front beneath laminate worktop surface. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring electric hob with cooker hood above and oven below. Integrated dishwasher. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back. Two windows enjoying views of Castel Coch. Ample space for large dining table. Radiator.

LOUNGE

13' 3" x 12' 9" (4.05m x 3.91m)
A good sized principal reception. Upvc double glazed door and window leading to balcony to front. Laminate flooring. Radiator.

BEDROOM ONE

12' 10" x 12' 0" (3.92m x 3.67m)
Overlooking the communal lawned front garden, a good sized primary bedroom. Laminate flooring. Radiator.

BEDROOM TWO

15' 1" x 8' 10" (4.62m x 2.70m)
Overlooking the rear communal garden, a good sized second bedroom. Laminate flooring. Radiator.

SHOWER ROOM

9' 1" x 4' 7" (2.78m x 1.42m)
Modern white suite comprising vanity wash basin with storage below, double width shower cubicle with chrome twin shower above. Tiled flooring. Wall tiling. Obscured glass window to rear. Chrome heated towel rail. Airing cupboard housing the combi gas central heating boiler.

CLOAKROOM

Low level wc with cistern wash hand basin. Tiled flooring. Tiling to half height. Obscured glass window to rear. Radiator.

OUTSIDE

COMMUNAL GARDENS

Large areas of lawn and pathways.

COMMUNAL PARKING

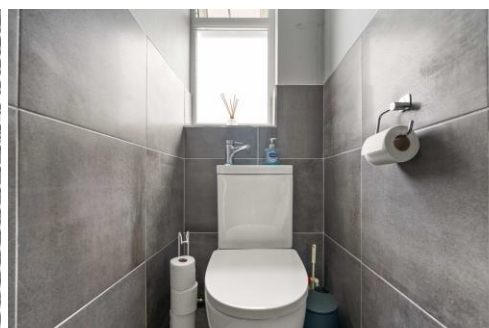
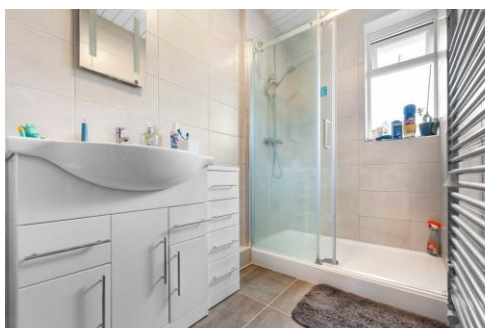
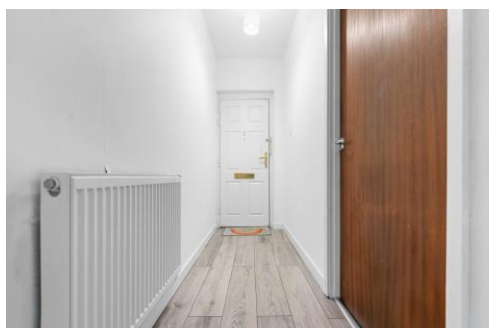
parking spaces for residence

GARAGE

TENURE

Lease 999 years approx.
Share of freehold
Service Charge £120 per month

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FLOORPLAN TO FOLLOW



Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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