

Station Road,
Radyr, Cardiff, CF15 8AB



Estate Agents and
Chartered Surveyors

Asking Price Of

£120,000



Retirement Apartment



Property Description

**** LOWER GROUND FLOOR RETIREMENT FLAT WITH PATIO
** 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 lower ground 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. French doors opening onto a private patio area with side gate to delightful communal gardens. No chain. EPC Rating: B

Tenure Leasehold

Council Tax Band E

Floor Area Approx 499 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.

LOWER GROUND FLOOR APARTMENT

Entered via a wooden door leading to a hallway. Doors to all rooms. Cupboard housing water tank and utility meters and additional storage space.

BEDROOM ONE

13' 1" x 9' 0" (4.00m x 2.75m)
A good sized principal bedroom with built in mirrored wardrobes, an additional modern, grey built in wardrobe. uPVC window looking out onto lawn area. Storage heater.

LOUNGE/DINING AREA

18' 0" x 10' 4" (5.5m x 3.15m)
A spacious lounge area with space for dining table. Modern wood effect build in cupboard, electric fire with stone hearth and mantle piece. French doors opening on to patio.

KITCHEN

7' 1" x 7' 1" (2.18m x 2.17m)
Appointed along three sides, a light oak effect kitchen with low and eye level cupboards. Chrome single bowl sink with drainer and chrome mixer tap. Built in AEG single oven, integrated low level fridge and freezer, electric hob and extractor hood. Extractor fan. Window to front. Doors to lounge.

BATHROOM

6' 11" x 5' 5" (2.12m x 1.67m)
White suite comprising of WC, wash hand basin with vanity and chrome mixed tap, modern, step in double shower with chrome shower, electric heated towel rail. Extractor fan. Light and shaving point. Full wall tiling and tiled flooring.

OUTSIDE

French doors opening onto a small garden area; paved patio bordered with shrubs. Timber gate to left leading to communal gardens.

COMMUNAL GARDENS

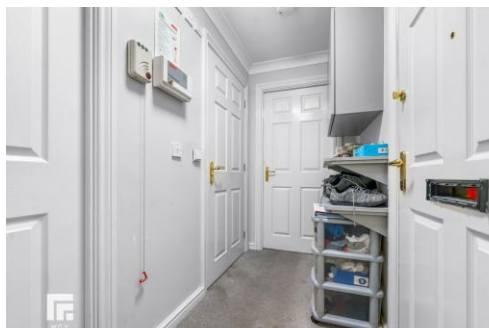
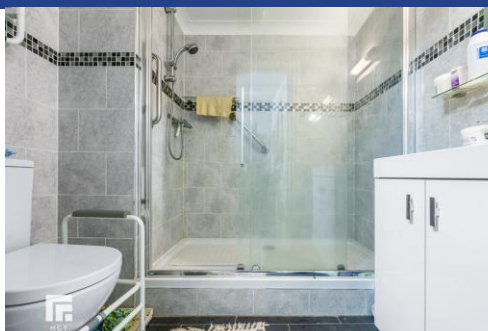
Well tended communal gardens

ADDITIONAL INFORMATION

Leasehold - 125 years from 2005.
Service charges
Approx. £3,301 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.

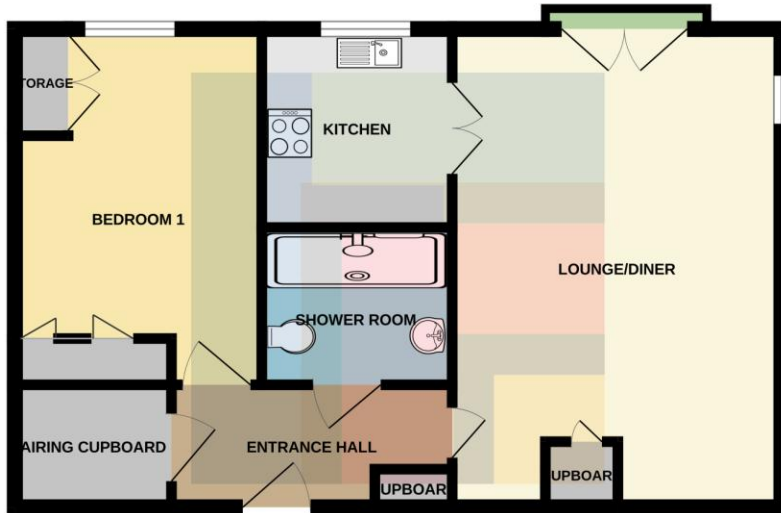
Please note that a 1% fee is payable by the owner to the freeholder when the property is sold on.

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LOWER GROUND FLOOR
499 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA : 499 sq.ft. (46.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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		

Radyr 029 2084 2124

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



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