

102 Fisher Hill Way,

Radyr, Cardiff, CF15 8HB



Estate Agents and Chartered Surveyors

Asking Price Of

£225,000



First Floor Apartment

2

2

2

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# Property Description

**\*\* BEAUTIFULLY PRESENTED TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT \*\* FRENCH DOORS AND JULIET BALCONY \*\*** A beautifully presented first floor (top floor) two double bedroom apartment in a modern block of just three other apartments in the sought after area of Radyr, being a short distance from local amenities and Radyr Train Station with the newly fitted electronic metro line. Ground floor communal entrance, first floor entrance hallway, spacious lounge/kitchen/diner with french doors opening to a Juliet balcony, two double bedrooms, primary bedroom with ensuite shower room and then there is a separate family bathroom. Gas central heating, double glazed windows. Communal storage area, communal garden area and parking space. EPC Rating: B.

Tenure Freehold

Council Tax Band D

Floor Area Approx 732 sq.ft.

Viewing Arrangements  
Strictly by appointment

## LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

## GROUND FLOOR

### COMMUNAL ENTRANCE

Approached via a composite entrance door with telephone intercom to all apartments. Carpeted hallways with staircase to all floor.

### FIRST FLOOR HALLWAY

Approached via a wood panelled entrance door leading to the long hallway. Windows to side. Radiator. Doors to all rooms.

### LOUNGE/KITCHEN AND DINER

19' 1" x 16' 9" (5.84m x 5.13m)  
A spacious open plan kitchen, lounge and diner with double opening french doors to the Juliet balcony to front with

additional window to front. Large floor to ceiling window to side. Large seating and dining area. The kitchen is appointed along two sides in high gloss fronts beneath laminate worktop surfaces. Inset 1.5 bowl stainless steel sink with side drainer. Inset four ring gas hob with curved glass cooker hood above. Integrated oven. Integrated washing machine. Integrated fridge. Matching range of eye level wall cupboards. Tiled splashback. Concealed Baxi combi gas central heating boiler. Radiator.

### BEDROOM ONE

13' 2" x 8' 11" (4.03m x 2.73m)  
Overlooking the entrance approach, a good sized primary bedroom. Door to ensuite. Radiator.

### ENSUITE SHOWER ROOM

6' 0" x 6' 0" (1.85m x 1.84m)  
Modern white suite comprising low level wc, wash hand basin, corner shower cubicle with chrome shower above. Wall tiling to splash back areas. Extractor fan. Obscured glass window to front. Radiator.

### BEDROOM TWO

13' 2" x 8' 10" (4.02m x 2.71m)  
Aspect to front, an excellent sized second double bedroom. Radiator.

### FAMILY BATHROOM

6' 9" x 6' 0" (2.07m x 1.84m)  
Quality family bathroom with white suite comprising low level wc, wash hand basin, panelled bath with shower mixer tap and shower screen. Wall tiling to splash back areas. Radiator.

### COMMUNAL STORAGE

There is a spacious ground floor shared communal storage with power and lighting. Along with access to the bin store.

### PARKING

The property benefits from a designated parking space plus additional visitor parking shared between all four apartments.

### ADDITIONAL INFORMATION

Tenure: Quarter Share of freehold (Lease 125 years from may 2016)

Service charge: £80 PCM



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FIRST FLOOR  
732 sq.ft. (68.1 sq.m.) approx.



TOTAL FLOOR AREA : 732 sq.ft. (68.1 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	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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