



6 RESTWAYS COURT  
DANESCOURT  
CF5 2SF

OFFERS IN THE REGION OF

**£130,000**



### GROUND FLOOR APARTMENT



**2**



**1**



**1**



**1**

**\*\* RARELY AVAILABLE - TWO BEDROOM GROUND FLOOR RETIREMENT APARTMENT** \*\* A spacious ground floor retirement apartment in a sought after development close to transport links and amenities, the property also benefits from its own independent entrance. Large entrance hallway with airing cupboard, lounge and diner with independent entrance/exit, neat fitted kitchen with integrated appliances, two double bedrooms and modern walk in shower room. Electric heating. Double glazed windows. French door opens to a delightful patio and communal lawned gardens. Communal parking. No chain. EPC Rating: B

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: 610 SQ.FT.**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **BEDROOM ONE**

14' 0" x 9' 0" (4.27m x 2.75m)

With windows to front and side, a good sized primary bedroom. Built in double wardrobe. Electric heater. Fitted blinds to windows.

#### **BEDROOM TWO**

14' 0" x 7' 10" (4.28m x 2.40m)

Aspect to front, a second double bedroom. Electric heater. Electric heater.

#### **SHOWER ROOM**

6' 5" x 4' 10" (1.98m x 1.48m)

Modern disability shower, white suite comprising low level wc, wash hand basin, walk in shower cubicle with seat and folding entrance doors. Full wall tiling. Heated towel rail.

#### **OUTSIDE**

Paved patio relaxation area leading onto a communal area of lawn. Additional enclosed communal lawns to the rear.

#### **PARKING**

Parking is on a first come, first serve basis.

#### **ADDITIONAL INFORMATION**

Leasehold - 999 years

Service charge - approx £259 per month.

#### **LOCATION**

Llandaff is a popular and sought after residential suburb conveniently located for schools. The high street offers shops, cafes, public houses, restaurants and banks, including a commuter railway station and a frequent bus service to and from the City Centre.

#### **COMMUNAL ENTRANCE HALLWAY**

Telephone intercom to apartments.

#### **ENTRANCE HALLWAY**

11' 10" x 9' 0" (3.63m x 2.76m)

Approached via a wooden entrance door leading to the exceptionally spacious entrance hallway. Large airing cupboard with shelving, housing the 'Ariston' water heater.

#### **LOUNGE AND DINER**

17' 10" x 10' 0" (5.45m x 3.06m)

With uPVC double glazed door to front which can be used as primary entrance to make for easy access. Window to side. Two electric heater. Access to kitchen. Fitted blinds to windows.

#### **KITCHEN**

10' 0" x 4' 11" (3.05m x 1.51m)

With units and worktops to three sides. Inset stainless steel sink with side drainer. Inset four ring electric hob with cooker hood above and oven below. Integrated fridge freezer. Matching range of eye level wall cupboards. Integrated eye level microwave. Tiled splash back. Tiled flooring.



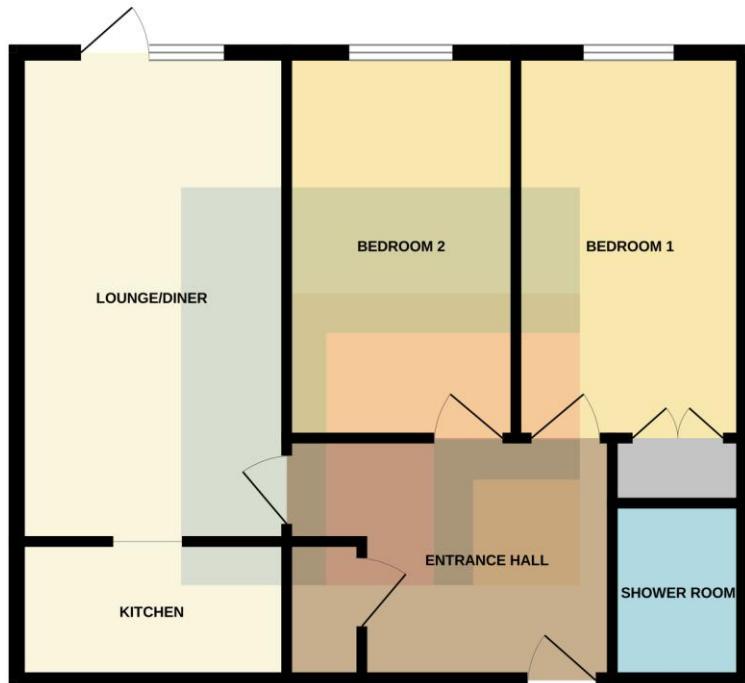
**M G Y . C O . U K**

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GROUND FLOOR  
610 sq.ft. (56.6 sq.m.) approx.



TOTAL FLOOR AREA: 610 sq.ft. (56.6 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 inaccuracy. Prospective buyers should not rely on the floorplan and should make their own enquiries. The services, systems and appliances shown have not been tested and no guarantee as to their current or efficiency can be given.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**RADYR 029 2084 2124**

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