



**6 NORFOLK COURT, MAES-YR-AWEL**  
RADYR  
CARDIFF CF15 8AU

ASKING PRICE OF  
**£220,000**



**TOP FLOOR APARTMENT**



**\*\* BEAUTIFULLY PRESENTED TWO BEDROOM TOP FLOOR APARTMENT  
\*\* MODERN KITCHEN AND SHOWER ROOM\*\*VIEWING ADVISED \*\*** An immaculately presented two double bedroom apartment for sale in the sort after area of Radyr. Hallway, spacious lounge with balcony, modern kitchen/breakfast room with integrated appliances, master bedroom, second double bedroom and large shower room. Communal parking area. EPC Rating: E

#### 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.

#### COMMUNAL HALLWAY

Entered via a uPVC front door. Stairs leading to two floors.

#### HALLWAY

Entered via a composite door. Access to sizeable roof space. Doors to all rooms

#### LOUNGE

13' 1" x 12' 8" (4.01m x 3.88m)

A good sized lounge. Radiator. Large uPVC window to front. Door opening onto balcony with tiled patio and metal balustrade.

#### KITCHEN/BREAKFAST ROOM

13' 1" x 11' 7" (3.99m x 3.55m)

Appointed along one side, a modern kitchen. High and low level cupboards beneath quality laminate worktops. Central island/breakfast bar; inset stainless steel sink with black mixer tap, integrated washing machine and integrated dish washer. Integrated four ring ceramic hob and extractor hood. Integrated microwave and integrated oven either warmer draw. Quality flooring. Modern radiator. Two uPVC windows to side.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 763 SQ.FT.

VIEWING: STRICTLY BY APPOINTMENT

#### BEDROOM ONE

12' 8" x 12' 1" (3.88m x 3.69m)

A spacious master bedroom. Built in sliding door wardrobes with mirror. uPVC window to front. underfloor heating.

#### BEDROOM TWO

15' 3" x 8' 2" (4.65m x 2.50m)

A second double bedroom. Radiator. uPVC window to rear.

#### SHOWER ROOM

9' 4" x 8' 5" (2.85m x 2.58m)

Modern white suite; low level WC, wall hung ceramic ding with black mixer tap and vanity, double step in shower with dual headed black shower and glass screen. Built in cupboard. Vinyl flooring. Tiled splashbacks. Extractor fan. Heated towel rail. Obscured glass window to rear.

#### GARAGE

#### ADDITIONAL INFORMATION

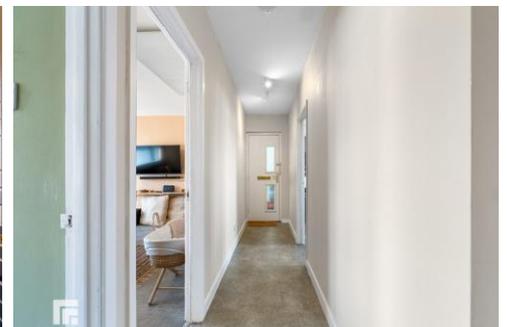
Share Of Freehold

Leasehold: 941 remaining

Service Charges: £110 per month includes building insurance, cleaning of communal areas, up keep of grounds and maintenance

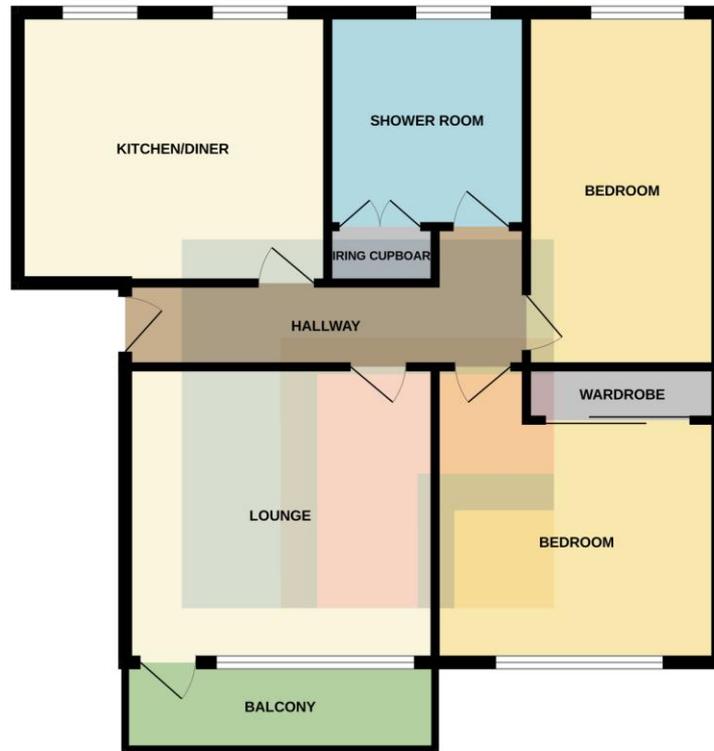


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SECOND FLOOR  
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA : 763 sq.ft. (70.9 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		
69-80	C		73 C
55-68	D		
39-54	E	44 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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