



16 DE CLARE DRIVE
RADYR
CARDIFF CF15 8FY

ASKING PRICE OF
£140,000



APARTMENT



1



1



1



1

**** FIRST FLOOR APARTMENT WITH BALCONY **** A well presented first floor one bedroom apartment in the popular area of Radyr, being a short distance from local amenities and Radyr train station. Communal entrance, entrance hallway, open plan lounge and kitchen, double bedroom and modern fitted shower room. Allocated parking space. EPC Rating: C

TENURE: LEASEHOLD

COUNCIL TAX BAND: C

FLOOR AREA APPROX: 363 SQ FT

VIEWING: 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, cricket 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

With telephone intercom to all apartments. Communal entrance door to communal hallways. Stairs to all floors.

FIRST FLOOR

ENTRANCE HALLWAY

Approached via a woodgrain effect entrance door leading to the hallway. Doors to all rooms.

LOUNGE AND KITCHEN

18' 6" x 9' 9" (5.65m x 2.98m)

With kitchen well appointed along three sides in grey coloured panelled fronts beneath round nosed worktop surfaces. Inset sink with side drainer. Inset four ring hob with oven below. Matching range of eye level wall cupboards. Worktop breakfast bar. Window to side. Lounge area with patio doors opening to the covered balcony. Electric heater.

BEDROOM

12' 8" x 8' 11" (3.87m x 2.74m)

With window overlooking the entrance approach, a good sized bedrooms. Built out airing cupboard housing the hot water cylinder.

SHOWER ROOM

6' 6" x 5' 5" (1.99m x 1.66m)

Modern fitted, quality shower room with white suite comprising low level wc, wash hand basin, walk in shower cubicle. Full wall tiling.

OUTSIDE

Allocated car parking space.

ADDITIONAL INFORMATION

Leasehold - 125 years from July 2007.

Service charge

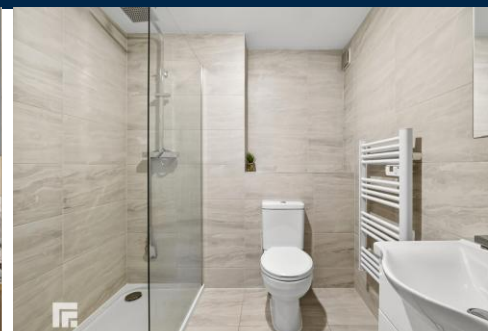
Approx £1,300 per annum.

Ground rent

£150 per annum.

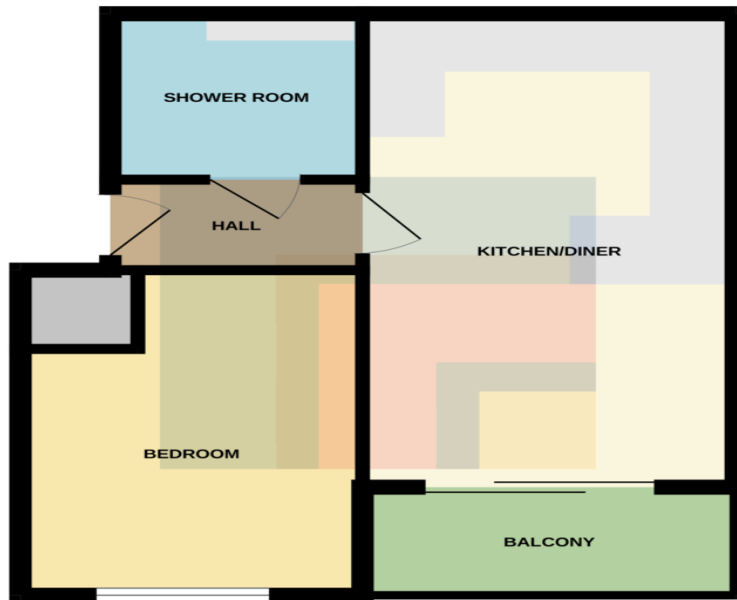


16 DE CLARE DRIVE, RADYR, CARDIFF CF15 8FY



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GROUND FLOOR
363 sq.ft. (33.7 sq.m.) approx.



TOTAL FLOOR AREA : 363 sq.ft. (33.7 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		84 B
69-80	C	77 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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