

Station Road, Radyr, Cardiff, CF15 8AB



Estate Agents and
Chartered Surveyors

Asking Price Of

£112,000



Retirement Apartment



Property Description

**** VIDEO TOUR ** LOWER GROUND FLOOR RETIREMENT APARTMENT WITH SOUTH FACING JULIETTE BALCONY AND WALK IN SHOWER****

Located in Cwrt Brynteg, a McCarthy & Stone development situated within the heart of Radyr village close to local amenities. The accommodation comprises entrance hall, lounge/diner, fitted kitchen, double bedroom and shower room. The development also benefits from a residents lounge, house manager, 24 hour care line, guest suite, lofts to all floors and communal gardens. EPC Rating: C

Tenure Leasehold

Council Tax Band E

Floor Area Approx 434 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.

HALLWAY

Entered via solid wood front door with spyhole into hallway. Doors to lounge, bedroom and shower room. Storage cupboard housing tank, meters and shelving. Warden assist cord. Loft access.

LOUNGE/DINER

17' 6" x 10' 4" (5.347m x 3.160m)
Feature `Adam' style fireplace with inset coal effect electric fire. French doors with Juliet balcony. Electric storage heater. TV and telephone points. Warden assist cord. Double doors opening to:

KITCHEN

7' 0" x 7' 4" (2.141m x 2.241m)
Modern fitted kitchen with a wide range of base and eye level units incorporating stainless steel sink unit and complementary work surfaces. Fitted electric oven, hob and extractor fan over. Fitted fridge. Extractor fan. Warden assist cord. uPVC double glazed window with views over Radyr.

BEDROOM

12' 2" x 9' 0" (3.710m x 2.757m)
Fitted wardrobes with mirror doors. uPVC double glazed window to front aspect. Electric storage heater. TV and telephone points. Warden assist cord.

SHOWER ROOM

7' 0" x 5' 6" (2.145m x 1.697m)
Double shower cubicle, low level WC and vanity unit with wash hand basin and cupboard below. Fitted mirror, light and shaver point. Heated towel rail. Extractor fan. Fully tiled walls.

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LEASE DETAILS

Charges relating to this property are approximately £2030 per annum which includes building insurance, water charges, window cleaning, laundry and warden services as well as maintenance of the lift, entry systems and garden services. Ground rent is approx. £395 per annum. (We have not checked the legal document to verify this. The buyer is advised to obtain verification from their solicitor or surveyor).

COMMUNAL AREAS

Relaxing communal area with it's own kitchen and communal gardens.

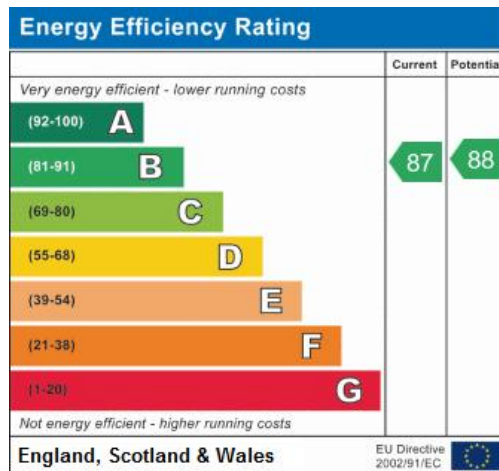
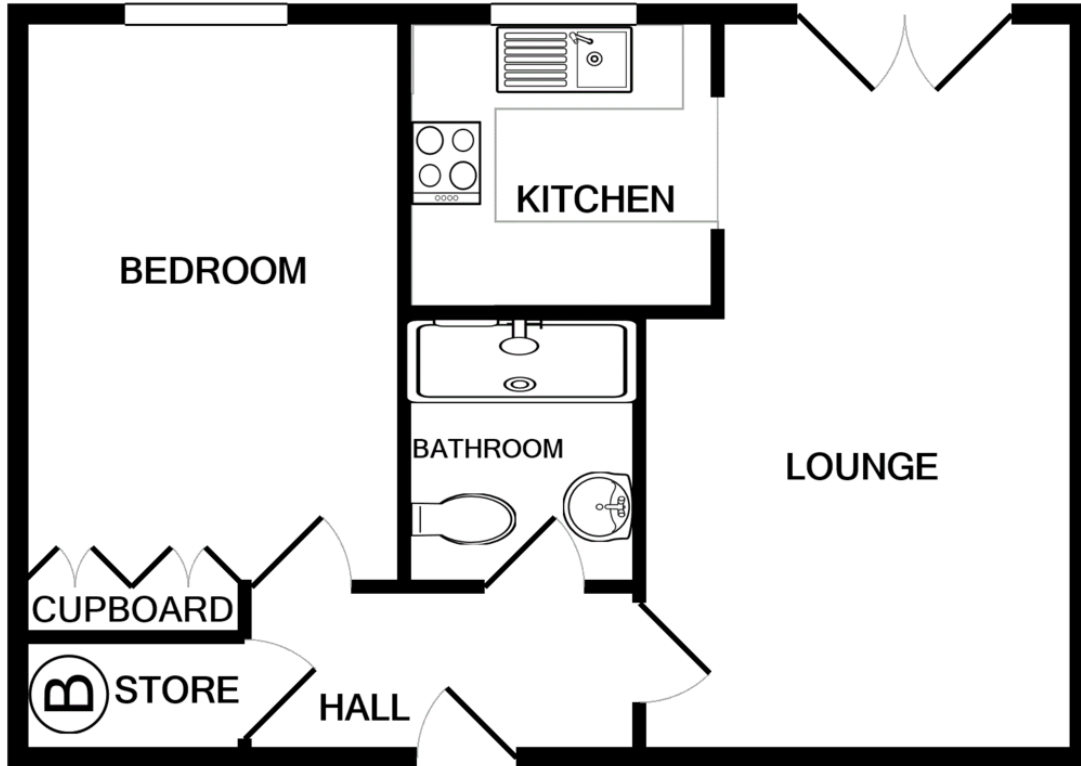
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