

3 Brynteg Court | Mountain Road

Pentyrch | Cardiff | CF15 9QP

Two Bedroom Apartment | Asking Price Of £167,500



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PROPERTY DESCRIPTION

**** SUPERB TWO BED APARTMENT ** SHARE OF THE FREEHOLD ** PRIVATE GARDEN **** A delightful two bedroom ground floor apartment in lovely position on Mountain Road, Pentyrch. The property is well presented and benefits from enclosed, West facing rear garden plus additional shared garden beyond. The accommodation briefly comprises; entrance hall, lounge/dining room, separate kitchen, two bedrooms and modern bathroom. Private rear garden. Share of the freehold.

- **Tenure** Share of Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 620 sq.ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The property is situated in the village of Pentyrch, approximately 7 miles North West of the capital city. The village is served by a group of local shops which includes a supermarket, post office, beauty salon and newsagents. There are two public houses and a surgery. The village of Creigiau is also nearby with a supermarket, post office and public house. There are a wide range of local organisations and sporting activities including rugby, bowls, tennis and cricket plus bridle paths and footpaths close by.

ENTRANCE HALLWAY

Pathway to side entrance and gated access to enclosed rear garden. Entered via uPVC double glazed doors into hallway. Doors to lounge/dining room, kitchen/breakfast room, two bedrooms and the bathroom. Two radiators. Airing cupboard with radiator plus double wardrobe/storage cupboard.

LOUNGE/DINING ROOM

17' 3" x 12' 6" (5.26m x 3.813m) A bright and airy space with full height uPVC double glazed window and separate sliding door to rear garden. Electric fireplace. Radiator.

KITCHEN

10' 0" x 9' 2" (3.068m x 2.797m) Fitted with a range of base and eye level units incorporating one and a half bowl composite sink and drainer with complementary work surfaces. Fitted electric oven with electric hob and extractor fan over. Space for washing machine and fridge/freezer. Tiled splashbacks and flooring. Modern Worcester gas combination boiler. uPVC double glazed window to side. Breakfast bar. Radiator.

MASTER BEDROOM

11' 1" x 9' 1" (3.395m x 2.789m) Fitted wardrobes and dressing table. uPVC double glazed window to front. Radiator.

BEDROOM TWO

11' 2" x 8' 5" (3.415m x 2.573m) uPVC double glazed window to front. Radiator.

BATHROOM

9' 0" x 5' 0" (2.749m x 1.545m) Fitted with low level WC, pedestal wash hand basin and corner shower cubicle with glass sliding door. Tiled flooring and walls. uPVC double glazed window to side. Radiator. Extractor fan.

OUTSIDE

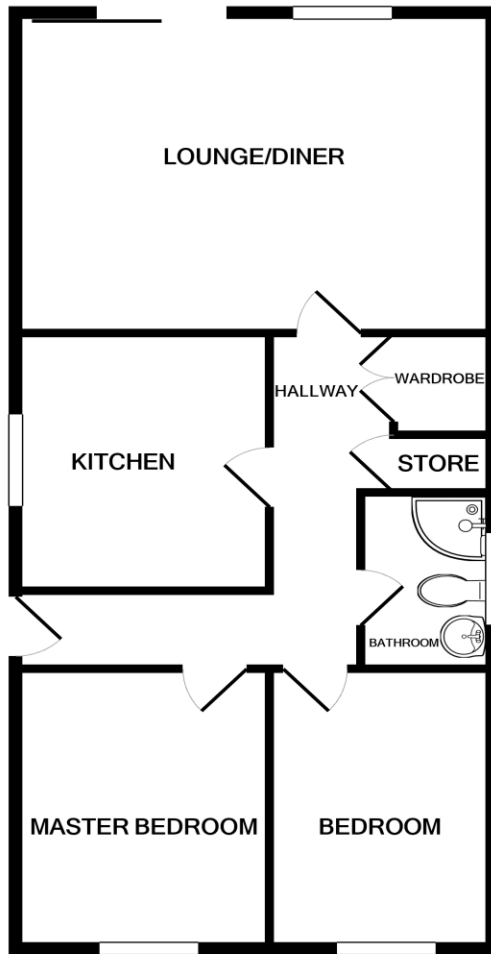
An enclosed West facing rear garden mainly paved with boundary shrub borders and fence. Gated access to side. Additional space beyond shared between the four residents.

LEASE DETAILS

Share of the freehold between 4 apartments in the block. 990 years remaining on the lease. Residents run the management company. Annual contribution service charge (£350 for 2021) covers building insurance and communal maintenance.

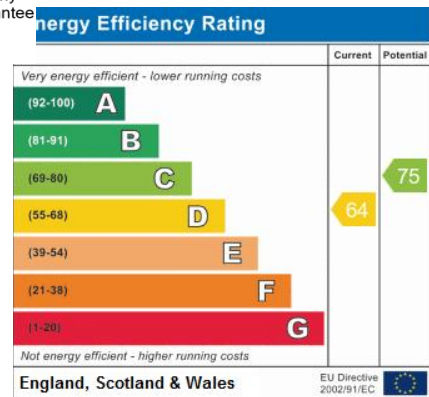


FLOORPLANS



TOTAL APPROX. FLOOR AREA 620 SQ.FT. (57.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Radyr 029 2084 2124
 6 Station Road, Radyr, Cardiff CF15 8AA

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