

# 15 Goetre Fawr

Radyr | Cardiff | CF15 8ET

Apartment | Asking Price Of £159,950



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# PROPERTY DESCRIPTION

**\*\* TOP FLOOR APARTMENT WITH VIEWS \*\* IDEAL FIRST TIME BUY OR INVESTMENT \*\*** A popular two bedroom top (third floor) apartment in the popular Sidings development, Radyr. Offering lovely elevated views and benefitting from an allocated parking space this property has no onward chain and is located in a prime position close to Radyr village and train station. The accommodation briefly comprises; entrance hallway, lounge/kitchen/diner, two bedrooms and bathroom. Allocated parking. Gas central heating and uPVC double glazed windows.

- **Tenure** Leasehold
- **Council Tax Band** D
- **Floor Area (approx.)** 592 sq ft
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentist surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

## COMMUNAL ENTRANCE

Entered via communal front door with telephone entry. Stairs rising to all floors.

## ENTRANCE HALL

Located on the top (third) floor and entered via wooden front door into hallway. Doors to all rooms. Two storage cupboards. Telephone entry system. Radiator.

## LOUNGE/KITCHEN/DINER

18' 1" x 15' 9" (5.523m x 4.822m)

## KITCHEN/DINER

15' 9" x 8' 10" (4.824m x 2.694m)

uPVC double glazed window to rear. Fitted with a range of base

and eye level units incorporating one and a half stainless steel sink unit. Built in electric oven and gas hob with extractor fan over. Space for fridge/freezer, washing machine and dishwasher. Tiled splashbacks. Radiator.

## LOUNGE

13' 2" x 9' 3" (4.031m x 2.821m) uPVC double glazed window to rear, plus window to side with elevated views. Radiator. TV and telephone points. Open plan with kitchen.

## MASTER BEDROOM

11' 0" x 10' 10" (3.375m x 3.324m)

uPVC double glazed window to front. Fitted wardrobes. Radiator. TV and telephone points.

## BEDROOM TWO

9' 0" x 7' 6" (2.760m x 2.307m)

uPVC double glazed window to side with pleasant outlook. Radiator.

## BATHROOM

7' 0" x 6' 6" (2.157m x 2.001m)

uPVC double glazed window to

front. A three piece suite comprising panelled bath with wall mounted shower over, low level WC and pedestal wash hand basin. Radiator. Shaver point.

## LEASE DETAILS

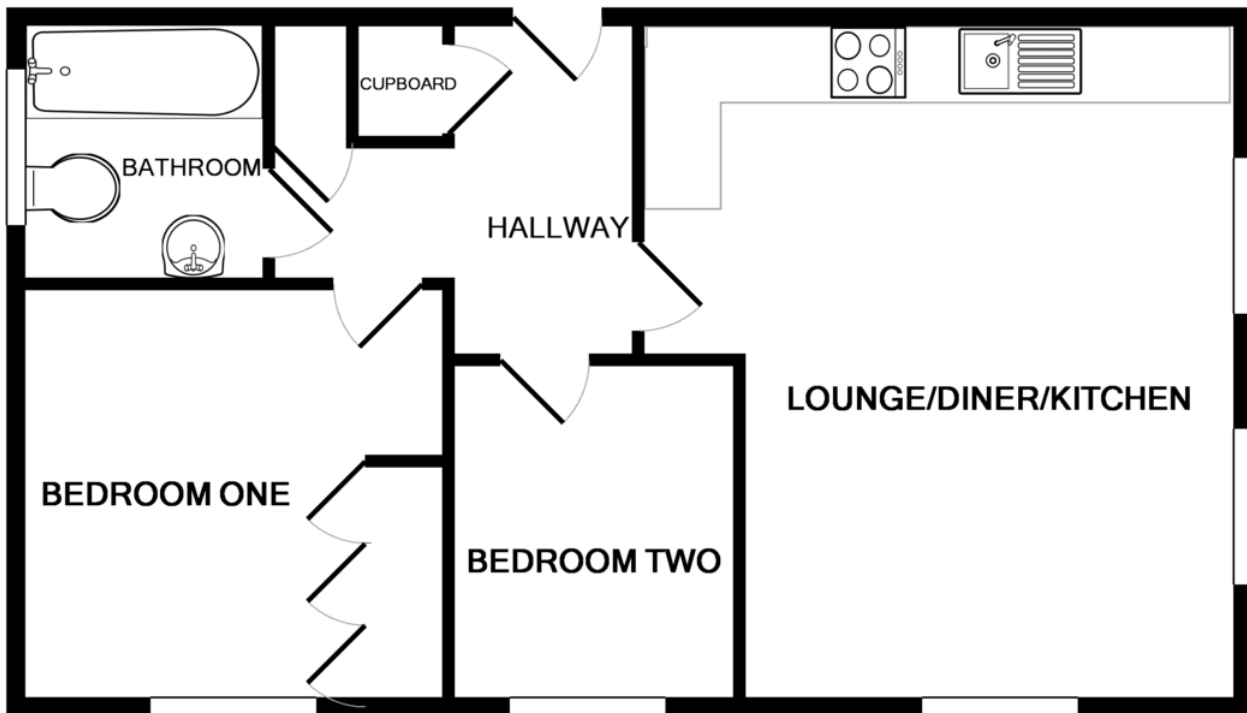
We are advised that each apartment benefits from a 250 year lease from 2006 at a rental of £100 per annum. Service charge is approximately £1,165 per annum.

## PARKING

One allocated parking space.



# FLOORPLANS



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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