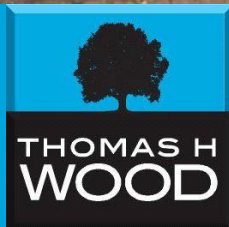




8 Maes Y Llech

Radyr, Cardiff, CF15 8GL



Asking Price Of £159,995

1 Bedrooms

IDEAL INVESTMENT OPPORTUNITY. An extremely well presented and stylishly decorated, one bedroom coach house in the sought after area of Radyr. Situated in this modern development and close to the centre of the village with its shops and amenities. The property is in the catchment area for Radyr High School and the highly regarded primary schools. Within easy reach of the M4 and A470 motorways, as well as being very close to Radyr train station with its many links to Cardiff City centre. The accommodation briefly comprises an entrance via stairs, landing, sitting/dining room, kitchen, one bedroom and bathroom. To the front is off road parking for one car, as well as a garage.



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ENTRANCE

Entered via single driveway and path to front door. Well maintained shrub area to side.

HALLWAY

Entered via front door with inset double glazed panels into hallway. Stairs to first floor.

LOUNGE/DINING ROOM

17' 7" x 12' 3" (5.379m x 3.746m) An open staircase to lounge/dining room and landing. Laminate wood flooring. Two radiators. Two uPVC double glazed windows to side and one to front. TV and telephone points. Spotlights.

LANDING

Doors to kitchen, bedroom and bathroom. Airing cupboard housing gas combination boiler. Radiator. Loft access. Spotlight.

KITCHEN

9' 1" x 7' 10" (2.777m x 2.407m) Fitted with a range of base and eye level units incorporating stainless steel sink and drainer with complementary work surfaces. Fitted electric oven with gas hob and extractor hood over. Fitted fridge/freezer, washer/dryer and dishwasher. Tiled splashbacks. Spotlight. uPVC double glazed window to front.

MASTER BEDROOM

9' 10" x 9' 1" (2.998m x 2.778m) uPVC double glazed window to front. Fitted wardrobe to one wall with sliding door. Storage cupboard. Laminate wood flooring. Radiator.

BATHROOM

6' 5" x 6' 0" (1.980m x 1.842m) Suite comprises low level wc, pedestal wash hand basin and panelled bath with rainwater shower head. Ladder radiator. Tiled flooring and tiled splashbacks. uPVC double glazed window to side. Shaver point.

GARAGE

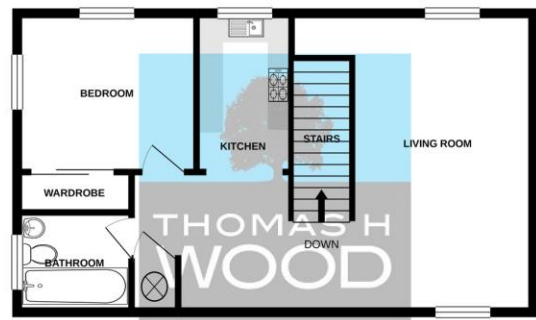
Single garage with up and over door. Light and power. Storage cupboard under stairs.

TENURE

Lease 125 years from 1 July 2007 with 112 years remaining. Maintenance charge £420 per annum. Ground rent £80 per annum.

COUNCIL TAX Band D

GROUND FLOOR
51.4 sq.m. (553 sq.ft.) approx.



TOTAL FLOOR AREA: 51.4 sq.m. (553 sq.ft.) approx.
Whilst every effort has been made to ensure the accuracy of the information contained here, the measurements of floor, window, room and any other items are approximate and not guaranteed. Users of any plans should be made aware that they are approximate and not guaranteed. Users of any plans should be made aware that they are approximate and not guaranteed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	77 c	77 c
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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