

37 Cwrt Brynteg | Station Road

Radyr | Cardiff | CF15 8AB

One bedroom apartment | Asking Price Of £122,500



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PROPERTY DESCRIPTION

**** FIRST FLOOR WITH SOUTH FACING BALCONY ** SHOWER ROOM**** A well presented first floor retirement apartment located in popular Cwrt Brynteg, a McCarthy and Stone development. Situated within the heart of the village of Radyr, ideally located close to local amenities. The accommodation comprises entrance hallway, lounge/diner, separate fitted kitchen, double bedroom and bathroom with shower. Private balcony South facing. The property benefits from a residents lounge, house manager, 24 hour care line, guest suite, lifts to all floors and communal gardens. Parking. EPC Rating: B.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 434 sq.ft.
- **Viewing Arrangements** Strictly by Appointment

LOCATION

The apartment is situated in the popular Cwrt Brynteg development within close proximity to Radyr village and the local train station where there is easy access to and from the City Centre. There is also a parade of shops including a newsagents/post office, general store, pharmacy, bank, Italian restaurant, hairdressers, dentist and optician.

ENTRANCE

Entered via solid wood front door with spy hole into hallway.

HALLWAY

Doors to lounge, bedroom and bathroom. Storage cupboard housing tanks, meters and shelving. Warden assist cord.

KITCHEN

7' 7" x 7' 1" (2.318m x 2.161m)
Modern fitted kitchen with a wide range of base and eye level units including a stainless steel sink unit and complementary work surfaces. Integrated electric oven, hob and

extractor fan over. Fitted fridge and freezer. Electric heater. UPVC double glazed window with views to front aspect.

LOUNGE/DINING ROOM

19' 7" x 10' 7" (5.990m x 3.243m)
Feature coal effect electric fire with mantelpiece and hearth. UPVC double glazed French doors leading out to a South facing balcony with views over the car park. Coved ceiling. Room for dining table. Electric storage heater. Warden assist cord. Double doors to kitchen. TV point, telephone point.

BEDROOM

12' 11" x 9' 3" (3.952m x 2.82m)(to wardrobes) Fitted wardrobes with mirrored doors. Two UPVC double glazed windows with superb views. TV point, telephone point. Warden assist cord. Electric storage heater. Extra space for a study.

SHOWER ROOM

6' 9" x 5' 7" (2.067m x 1.704m)
Double walk-in shower with glass screen. Vanity enclosed wash hand

basin with cupboards. Mirror with light plus shaver point over. Low level w.c. Heated towel rail. Extractor fan. Fully tiled walls.

OUTSIDE

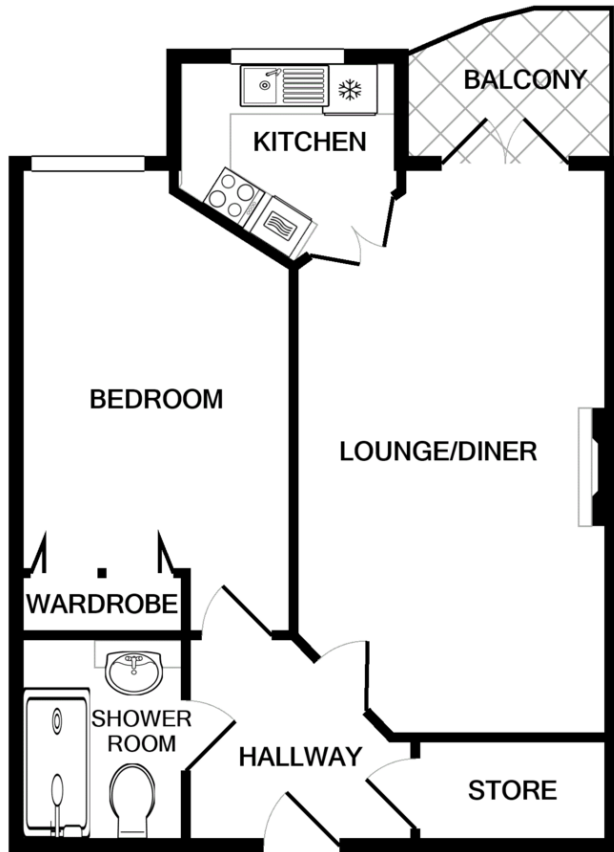
Communal gardens and shared car park.

LEASE DETAILS

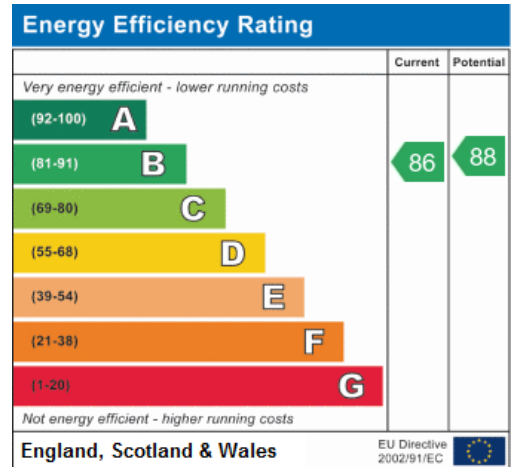
Charges relating to this property are approximately £2,030 per annum which includes building insurance, water charges, window cleaning, laundry and warden services as well as maintenance of the lift, entry systems and garden services. Ground rent is approximately £395 per annum. (We have not checked the legal document to verify this. The buyer is advised to obtain verification from their solicitor or surveyor).



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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