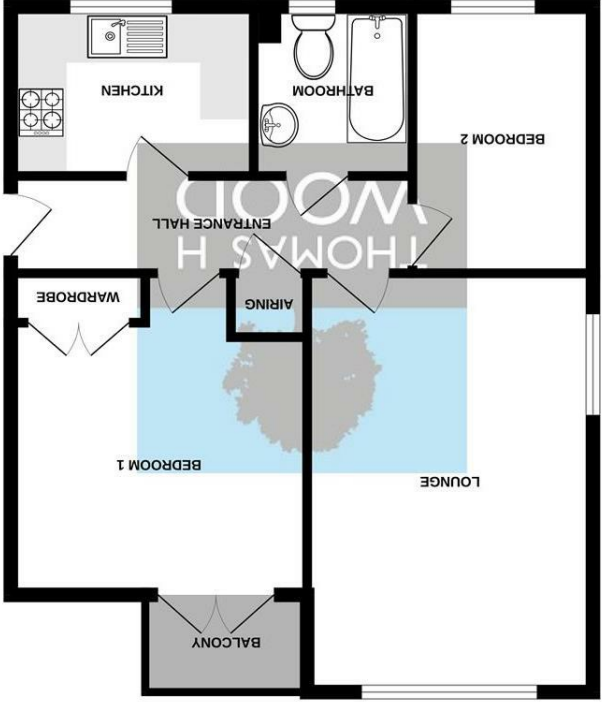


Map data ©2024  
 Delta Force Paintball Cardiff  
 Rhydrafar  
 Radyr  
 Drysgol Rd  
 A4119  
 Danescourt  
 Radyr Court  
 Melingriffith  
 Llandaff North  
 Mynachdy  
 Birchgrove  
 Whitchurch  
 Merthyr Rd  
 Forest Farm Country Park  
 Hollybush Estate  
 A4054  
 Birchenbach Rd  
 M4  
 Stockland  
 Google



GROUND FLOOR  
 56.3 sq.m. (606 sq.ft.) approx.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	83
C (69-80)	85
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	

Energy Efficiency Rating

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02920 626252

TELEPHONE

sales@thomashwood.com

EMAIL

CONTACT

THOMAS H  
 WOOD





90 Fisher Hill Way,  
Radyr, Cardiff  
CF15 8DR

Asking Price £175,000  
Flat/Apartment  
2 Bedrooms

Tenure - Leasehold

Floor Area - 606.00 sq ft

Current EPC Rating - B83

Potential EPC Rating - B85

A beautifully presented first floor apartment situated in the sought after village of Radyr. The current owners have maintained the property to a high standard and is offered for sale in excellent order throughout. Situated within walking distance of the village, train station and the Taff Trail. The accommodation briefly comprises entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. The property also benefits from, a lift, communal gardens and an allocated car parking space. Viewing is highly recommended.

#### ENTRANCE

Entered via communal telephone entry door with steps to first floor and lift. Communal gardens to the rear.

#### HALLWAY

Doors to all rooms. Electric storage heater. Telephone entry system.

#### LOUNGE/DINING ROOM

3.57m x 5.198m (11'8" x 17'0")  
uPVC double glazed window to rear and side with lovely views. Electric storage heater.

#### KITCHEN

2.104m x 3.010 (6'10" x 9'10")  
uPVC double glazed window to front. Fitted with a range of base and eye level units with complementary work surfaces and stainless steel sink. Dishwasher & Washer/Dryer. Fan heater. Fitted electric oven, hob and extractor fan over. Space for fridge freezer. Spotlights.

#### BEDROOM ONE

3.61m x 3.98 (11'10" x 13'0")  
uPVC double glazed French doors leading to balcony. Double fitted wardrobes with shelving and hanging space. Electric heater.

#### BEDROOM TWO

2.26m x 2.09m (7'4" x 6'10")  
uPVC double glazed window to front. Electric heater.

#### BATHROOM

1.84m x 2.09 (6'0" x 6'10")  
uPVC double glazed window to front. Walk in shower with shower screen and mixer shower, pedestal wash hand basin and low level WC. Extractor fan. Shaver point. Electric towel rail.

#### OUTSIDE

Parking space for one car plus visitor parking. Communal areas.

#### TENURE

##### LEASEHOLD

125 years from June 2005.

Service Charge approximately £925 every 6 months

Ground Rent £159 per annum.

#### COUNCIL TAX

Band D



