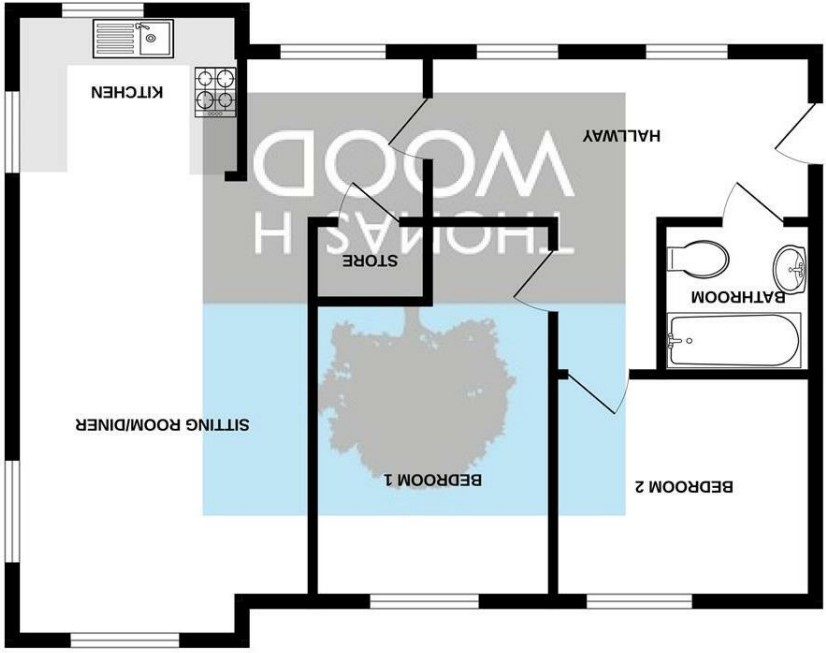


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 Note: Every effort has been made to ensure the accuracy of the borders. Boundaries are approximate and should not be used as a legal boundary. This plan is an approximate representation and is not intended to be used for any legal or financial purposes. The accuracy of the boundaries shown here has not been measured and no guarantee is given in respect to this statement. The plan is an approximate representation and should not be used for any legal or financial purposes. The accuracy of the boundaries shown here has not been measured and no guarantee is given in respect to this statement. The plan is an approximate representation and should not be used for any legal or financial purposes. The accuracy of the boundaries shown here has not been measured and no guarantee is given in respect to this statement.

GROUND FLOOR

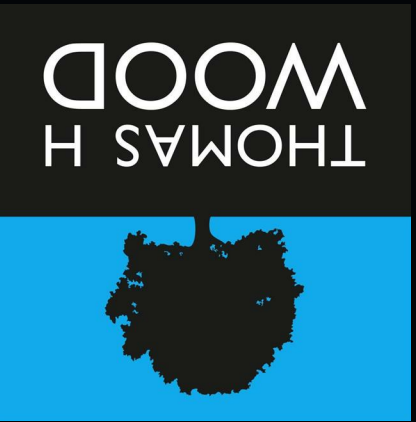


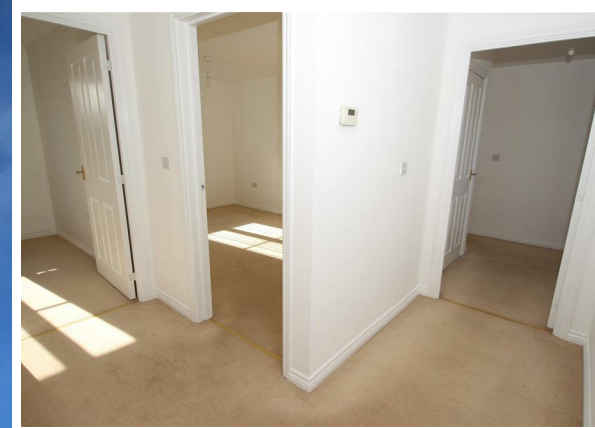
Energy Efficiency Rating	
Potential	Current
81	81

Very energy efficient - lower running costs
 (92 plus) A
 (81-91) B
 (69-80) C
 (55-68) D
 (39-54) E
 (21-38) F
 (1-20) G
 Not energy efficient - higher running costs

EU Directive 2002/91/EC
 England & Wales

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 WEBSITE www.thomashwood.com





116 De Clare Drive,
Radyr, Cardiff
CF15 8FY

£170,000
Apartment
2 Bedrooms

Tenure - Leasehold

Floor Area - 614.00 sq ft

Current EPC Rating - B81

Potential EPC Rating - B81

A very well presented, two bedroom apartment on this popular development in the heart of Radyr. This mid floor flat has superb views to the rear and parking space for one car to the front. Ideally located within easy reach of the M4 and A470 motorways and close to Radyr train station with easy links to Cardiff City centre. The accommodation briefly comprises an entrance hall, sitting room/kitchen, two double bedrooms and bathroom.

ENTRANCE HALL

Via communal hallway. Painted walls and ceiling, Entryphone. Single radiator panel.

SITTING ROOM/ KITCHEN

6.52m x 3.56m (21'4" x 11'8")

Oak effect units with polished granite effect worksurface and tiled splashback. Single stainless steel sink and drainer with chrome mixer tap. Four ring gas hob, extractor hood over and single electric oven. Double glazed uPVC window to front and rear. Painted walls and ceiling, recessed lighting, laminate flooring. Space for fridge/freezer and washing machine. Large integral storage cupboard. TV and phone points.

BATHROOM

1.84m x 1.59m (6'0" x 5'2")

White suite comprising a pedestal basin with chrome taps, low level WC, bath with chrome taps and mixer shower over, glazed panel. Tiled walls, painted walls and ceiling, laminate flooring. Single radiator panel. Shaver light and extractor fan.

BEDROOM 1

4.36m x 2.86m (14'3" x 9'4")

Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV.

BEDROOM 2

3.09m x 2.68m (10'1" x 8'9")

Painted walls and ceiling. Double glazed uPVC window to rear. Single radiator panel with TRV.

OUTSIDE

Allocated parking space.

TENURE

The property is understood to be leasehold. The Tenure will be verified by the purchaser's solicitor.

The lease period on this property is 125 years from 1st January 2008

GROUND RENT

£500.00 per annum

MAINTENANCE CHARGE

£2,000 per annum.



