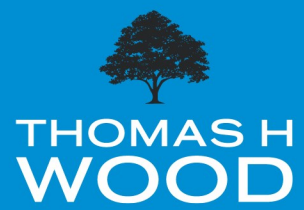




£170,000

De Clare Drive,
Radyr, Cardiff,
CF15 8FY



2 Bedrooms
Apartment

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

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

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.



Features

- TWO DOUBLE BEDROOMS
- MID-FLOOR FLAT
- PARKING SPACE
- CLOSE TO RADYR TRAIN STATION
- CLOSE TO M4 AND A470
- CLOSE TO LOCAL AMENITIES
- SOUGHT AFTER LOCATION
- VIEWING HIGHLY RECOMMENDED

BEDROOM 1

14'3" x 9'4"

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

BEDROOM 2

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

£250.00 per annum

MAINTENANCE CHARGE

£1,992 per annum.



2 BEDROOMS



1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: B

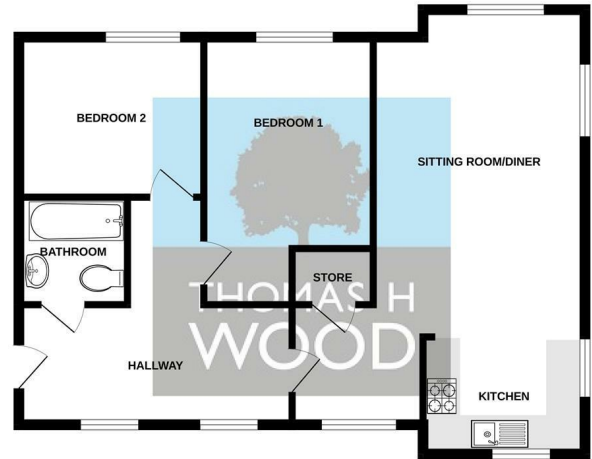
Information

- Postcode: CF15 8FY
- Tenure: Leasehold
- Council Tax Band: D
- Floor Area: 614.00 sq ft
- Current EPC Rating: B
- Potential EPC Rating: B





GROUND FLOOR



TOTAL FLOOR AREA: 57.0 sq.m (614 sq.ft.) approx.

Whilst every effort has been made to ensure the accuracy of the floorplan, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error or omission of this statement. This plan is for guidance purposes only and should not be relied upon 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.
Made with RoomSketcher

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

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are 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

PAUL WOOD



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