



38 Cwrt Brynteg Station  
Road,  
Radyr, Cardiff  
CF15 2AR

Asking Price £130,000  
Flat/Apartment  
1 Bedrooms

**Tenure - Leasehold**

**Floor Area - 473.00 sq ft**

**Current EPC Rating - B86**

**Potential EPC Rating - B87**

Welcome to Cwrt Brynteg, an exclusive McCarthy & Stone development located in the centre of Radyr Village, designed specifically for comfortable and secure retirement living. This well-presented first-floor apartment offers a peaceful yet connected lifestyle, just moments from local shops, restaurants, the train station, and a regular bus service into Cardiff city centre.

The apartment features a welcoming entrance hall with built-in storage, leading into a spacious lounge/diner with a feature electric fireplace and French doors opening onto a south-facing balcony—a perfect spot to enjoy your morning coffee or afternoon sunshine.

The separate fitted kitchen is modern and practical, with integrated appliances including oven, hob, extractor, fridge, and freezer, plus pleasant views through the double-glazed window. The double bedroom is generously proportioned with fitted mirrored wardrobes, while the contemporary bathroom offers a panelled bath with shower over, vanity unit with basin, WC, and heated towel rail—all finished with fully tiled walls and thoughtful lighting.

#### **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.

#### **LOUNGE/ DINING ROOM**

5.801m x 3.261m (19'0" x 10'8")

Feature coal effect electric fire with mantelpiece and hearth. uPVC double glazed French doors with balcony and lovely views. Coved ceiling. Room for a dining table. Electric storage heater. Warden assist cord. Double doors to kitchen. TV and telephone point.

#### **KITCHEN**

2.318m x 2.145m (7'7" x 7'0")

A 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 to the front with pleasant views.

#### **BEDROOM**

4.128m x 2.826m (13'6" x 9'3")

uPVC double glazed window to front. Fitted mirror wardrobes. TV and telephone points. Warden assist cord. Electric storage heater.

#### **BATHROOM**

2.087m x 1.709m (6'10" x 5'7")

Panelled bath with shower over and glass screen. Vanity enclosed wash hand basin with cupboard. Mirror with light plus shaver point. Low level WC. Heated towel rail. Extractor fan. Fully tiled walls.

#### **TENURE**

This property is believed to be Leasehold. This will be verified by the purchaser's solicitor.

#### **LEASE DETAILS**

Charges relating to this property are approximately £2027 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 £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).

#### **COUNCIL TAX**

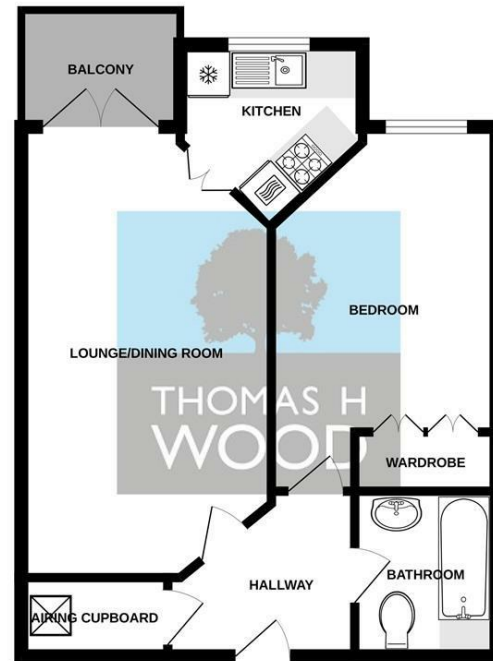
Band E





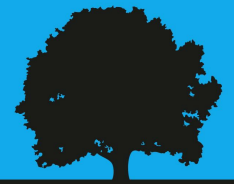
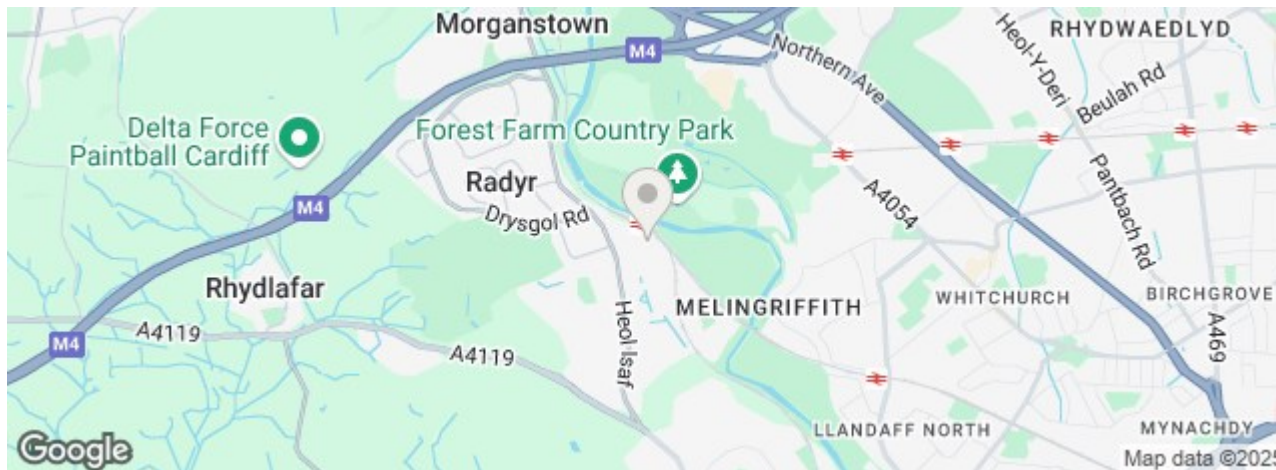


FIRST FLOOR  
44.0 sq.m. (473 sq.ft.) approx.



TOTAL FLOOR AREA : 44.0 sq.m. (473 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	