







welcome to

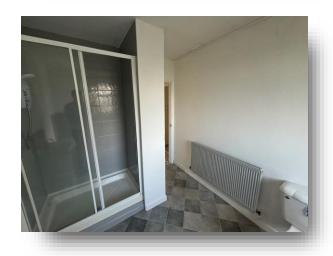
Sefton Court Maes-Yr-Awel, Radyr Cardiff

Spacious first floor apartment in sought-after Radyr, Cardiff. Two double bedrooms, kitchen/diner, lounge, bathroom, separate WC, garage & communal gardens. Close to local amenities, transport links & the Taff Trail. No chain. Cash buyers only.













Entrance Hall

16' 7" max x 3' 2" max (5.05m max x 0.97m max) Access to all rooms, electric point

Lounge

12' 5" max x 12' 7" max (3.78m max x 3.84m max) Carpeted, Large window, Gas radiator, Access to balcony by patio door, Electric point

Kitchen

12' 9" max x 11' 3" max ($3.89 \, \text{m}$ max x $3.43 \, \text{m}$ max) Wall and base units, Double glazed windows with views over Cardiff, Sink with drying area, Integrated oven, Gas radiator, Electric point

Bedroom One

11' 8" max x 12' max (3.56m max x 3.66m max) Carpeted flooring, Double glazed window overlooking communal garden, Gas radiator, Electric point

Bedroom Two

8' 6" max x 15' 1" max (2.59m max x 4.60m max) Carpeted flooring, Electric points, Double glazed windows, Views of city centre

Bathroom

11' 2" max x 7' 5" max (3.40m max x 2.26m max) Separate bath and shower, W.C, Hand wash basin, Gas radiator





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Sefton Court Maes-Yr-Awel, Radyr Cardiff

- Cash Buyers ONLY!
- Spacious 2 bedroom apartment
- Balcony overlooking communal gardens
- Garage!
- No Chain!

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£125,000









Please note the marker reflects the postcode not the actual property

view this property online allenandharris.co.uk/Property/CRP107800



Property Ref: CRP107800 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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