

Waterhall Road

RADYR CHEYNE, CARDIFF, CF5 2SR

GUIDE PRICE £225,000

**Hern &
Crabtree**



Waterhall Road

Set within a secure and highly sought-after gated development, this well presented two double bedroom upper ground floor apartment is finished to a high standard throughout and is offered to the market with no onward chain.

Residents benefit from a range of premium facilities, including an under croft allocated parking space, security intercom system, lift access to all floors and beautifully maintained communal grounds.

The accommodation comprises an entrance hall, a spacious open-plan kitchen/diner/lounge, a master bedroom with a modern en-suite, a second double bedroom, a main bathroom.

The property also features underfloor heating, solid wooden internal doors, and UPVC double glazed windows throughout.

This is a perfect home for professionals, downsizers, or investors seeking a secure and well-appointed apartment in a desirable location.



732.00 sq ft

Entrance

Entered via a telephone entry system. Lift and stairs to all floors and garden access.

Entrance Hall

Entered via hardwood door into hallway. Doors to lounge/kitchen/diner, two bedrooms and bathroom. Large storage cupboard. Telephone intercom. Telephone point. Wood flooring.

Lounge/Kitchen and Diner

Double glazed window to the front aspect. Modern fitted kitchen with a wide range of wall and base. One and a half bowl stainless steel sink unit with complementary work surfaces. Fitted Smeg electric oven, hob and stainless steel extractor hood over. Fitted fridge freezer, washer dryer and dishwasher. Tiled splashbacks. Spotlights. Ceramic tiled flooring. To the living area there is a UPVC . Wood flooring with underfloor heating. Television and telephone points.

Bedroom One

Double glazed pvc window to front aspect. Television and telephone points. Underfloor heating. Door to:-

En-Suite

Fitted shower cubicle. Pedestal wash hand basin. Low level WC. Ceramic tiled flooring. Fully tiled walls. Chrome heated towel rail. Shaver point.

Bedroom Two

Double glazed window to the front. Underfloor heating. Television and telephone points.

Bathroom

Panelled bath with glass shower screen and shower head over. Low level WC. Pedestal wash hand basin. Chrome towel rail. Part tiled walls. Ceramic tiled flooring. Shaver point. Spotlights. Extractor fan.

OUTSIDE

Electronic security gates. Allocated undercroft car parking space. Large communal gardens. Bike shed. Outside lighting and water.

Additional Information / Tenure

Woodley Court Management run by Western Permanent

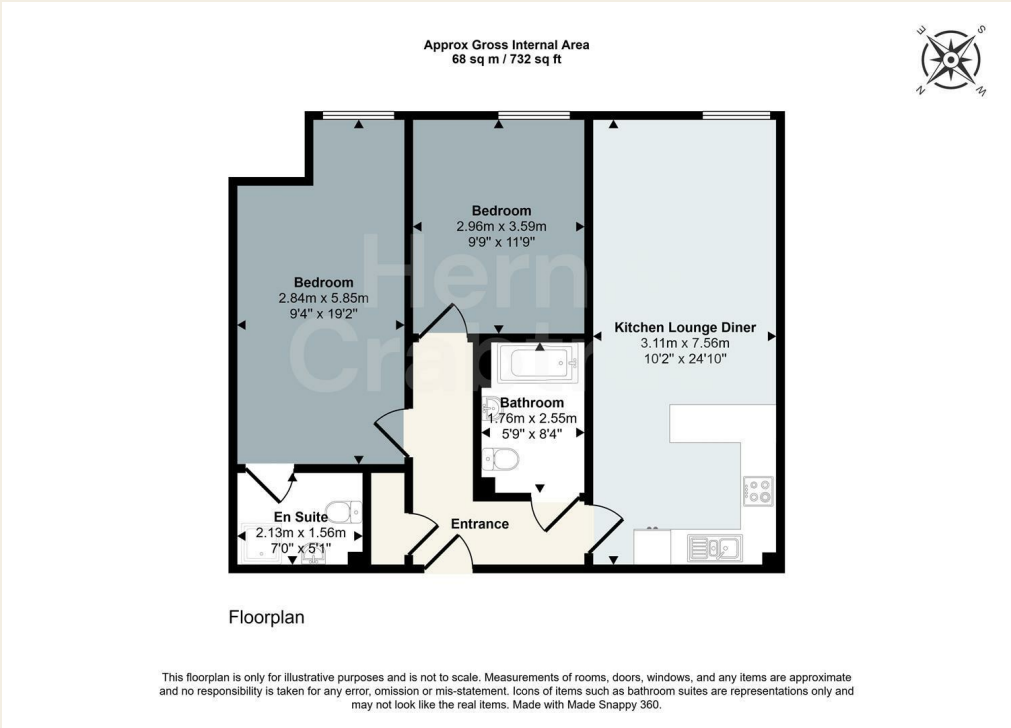
Property Ltd, 46 Whitchurch Road, CF14 3LX - £204 per month which includes communal areas, window cleaning and buildings insurance. Peppercorn ground rent (nominal). 999 year lease from 2007 with 981 years left on the lease.

Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



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Energy Efficiency Rating		
	Current	Potential
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		
England & Wales		EU Directive 2002/91/EC

