

11 Cwrt Ty-mynydd,

Radyr, Cardiff, CF15 8BD



Estate Agents and Chartered Surveyors

Asking Price Of

£175,000



First Floor Apartment

2

1

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Property Description

**** FIRST FLOOR APARTMENT** SOUGHT AFTER LOCATION** WITH GARAGE**** A first floor apartment in the popular Cwrt Ty Mynydd development in Radyr, close to all local amenities. Accommodation comprises entrance hallway, lounge, kitchen, two double bedrooms and bathroom. Communal gardens. Gas central heating. Garage. No chain. EPC Rating: C

Tenure Leasehold

Council Tax Band D

Floor Area Approx TBC

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the sought after village Radyr. There are a number of local amenities including shops, restaurant, doctors and dentist surgeries, opticians, hairdressers, golf course, tennis club and other recreational facilities. Two excellent primary schools and is in the catchment area for Radyr Comprehensive school. There is easy access to the M4 Motorway and A470 and a regular bus service and train station in Radyr village itself.

ENTRANCE HALLWAY

entrance via front door with glazed side screen. Built-in storage cupboard housing central heating radiator. Another storage cupboard.

LOUNGE

16' 0" x 11' 11" (4.88m x 3.64m)
Coved ceiling. Double glazed window to the front. Laminate wood flooring. Radiator.

KITCHEN

11' 10" x 7' 9" (3.62m x 2.37m)
A fitted kitchen with a range of base and eye level units. Plumbed for washing machine. Double glazed window to rear. Gas hob with oven below. Inset one and a half bowl sink unit with mixer tap. Combination boiler. radiator.

BEDROOM ONE

12' 2" x 12' 0" (3.73m x 3.68m)
A spacious master bedroom with double glazed window to the front. Coved ceiling. Built-in hanging space. Radiator.

BEDROOM TWO

12' 2" x 11' 4" (3.72m x 3.46m)
Another good size double bedroom with coved ceiling. Double glazed window to rear. Radiator.

BATHROOM

A modern bathroom with suite comprising panelled bath with shower over, low level wc and pedestal wash hand basin. Tiled to bath area and splashbacks. Radiator. Double glazed window to side.

ADDITIONAL INFORMATION

Lease term 148 years until July 2172
No ground rent
Service Charge: £122 pm

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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	74 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Glamorgan, CF15 8AA



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