



**1 Ffordd Las**  
RADYR  
CARDIFF CF15 8EP

ASKING PRICE OF  
**£350,000**



### FIRST FLOOR APARTMENT



**2**



**1**



**1**



**1**

**\*\* SOUGHT AFTER AREA \*\* BEAUTIFULLY PRESENTED THROUGHOUT \*\* WITH SUPERB VIEWS \*\*** An idyllic two double bedroom first floor apartment set in the sought after area of Radyr. The property benefits from panoramic views to Radyr Golf Course the rear plus a spacious double garage. The property briefly comprises hallway, lounge, kitchen/Diner, two double bedrooms and bathroom, plus good size balcony to the front looking over Radyr Golf Course. EPC Rating:C

#### LOCATION

The property is situated in the sought after village of Radyr which is well served by local amenities. These include a parade of shops golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two primary schools and a comprehensive school. A train station and regular bus service into the City Centre are also close at hand.

#### ENTRANCE

Entrance via block paved pathway to front door. UPVC double glazed front door into ground floor entrance hall. Stairs to first floor landing.

#### ENTRANCE HALLWAY

A long hallway with fitted double cupboard. Doors to all rooms. Loft access.

#### LOUNGE

18' 5" x 12' 4" (5.62m x 3.76m)  
Feature uPVC double glazed sliding patio doors leading onto the front balcony with superb views over Radyr Golf Course. Radiators. Spotlights.

#### KITCHEN/DINER

18' 4" x 13' 6" (5.59m x 4.12m)  
Appointed along three sides in woodgrain effect panelled fronts beneath round nosed worktop surfaces. Fitted electric double oven, electric hob, extractor hood over and sink with side drainer. Two feature uPVC double glazed window to rear with superb views of the Garth Mountain. Ample space for large dining table. Wall mounted gas central heating boiler.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 1,123 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM ONE

15' 11" x 14' 11" (4.87m x 4.57m)  
With patio doors leading to the front balcony, a good sized principal bedroom. Inset feature fireplace. Radiator.

#### BEDROOM TWO

15' 3" x 11' 11" (4.65m x 3.64m)  
With aspect to rear and side, a good sized second double bedroom. Radiator.

#### BATHROOM

8' 11" x 6' 3" (2.72m x 1.93m)  
Modern white suite comprising low level WC, vanity wash basin with storage below, panelled bath and shower cubicle. Quality tiled splashback. Chrome heated towel rail.

#### CLOAKROOM

A separate newly fitted WC. uPVC double glazed window to rear. Low level WC. Radiator. Wood effect flooring.

#### DOUBLE GARAGE

The garage is situated directly below the apartment. With up and over access door. Designated parking space. Room for visitor parking at the rear in Bryn Derwen.

#### ADDITIONAL INFORMATION

Lease: We understand each owner has a share of the freehold which is managed by Ffordd Las Ltd (residents own company). £200pa maintenance fee, peppercom rent. 999 years from March 2008.



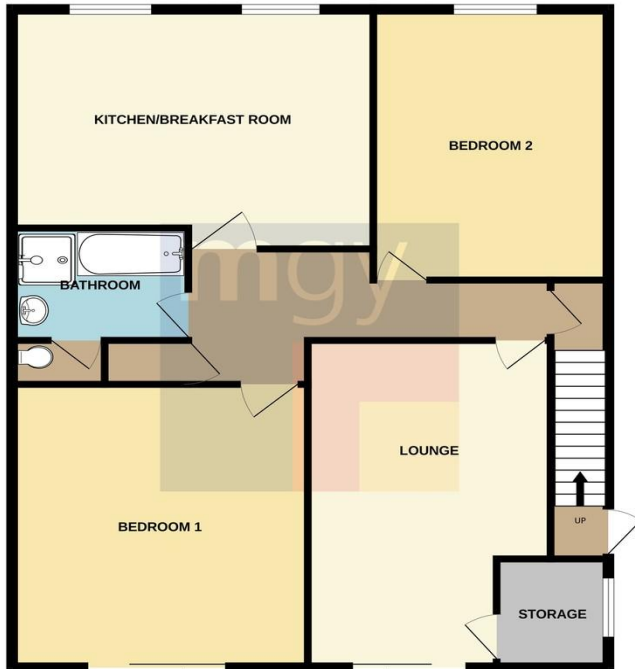


# 1 Ffordd Las, Radyr, Cardiff CF15 8EP

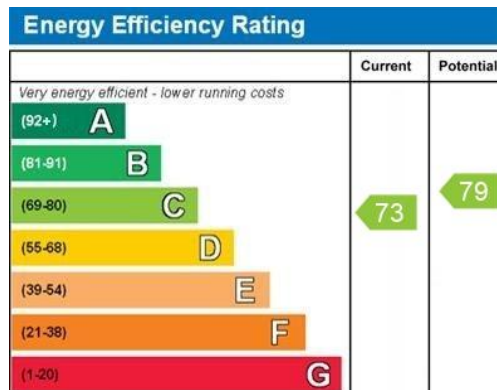


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GROUND FLOOR  
1123 sq.ft. (104.3 sq.m.) approx.



TOTAL FLOOR AREA: 1123 sq.ft. (104.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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