

Windsor Court, Maes-yr-awel,

Radyr, Cardiff, CF15 8AT



Estate Agents and
Chartered Surveyors

Asking Price Of

£170,000



Ground Floor Apartment



Property Description

**** GROUND FLOOR APARTMENT ** NO CHAIN **** A spacious ground floor apartment with garage and communal gardens located in a desirable and convenient location being a short distance from local amenities. Communal entrance, entrance hall, lounge, kitchen/diner, two double bedrooms and a family bathroom and separate wc. Communal gardens and a garage. No chain. EPC Rating: D

Tenure Freehold

Council Tax Band D

Floor Area Approx 748 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, Italian restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. It is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

ENTRANCE HALLWAY

Approached via a uPVC entrance doorway

KITCHEN/DINER

12' 8" x 11' 6" (3.88m x 3.52m)
Units and worktops to three sides. Inset stainless steel sink with side drainer. Inset four ring hob with oven below. Matching eye level wall cupboards. Tiled splash back. Windows to rear. Space for dining table. Electric heater.

LOUNGE

12' 10" x 12' 8" (3.93m x 3.88m)
Overlooking the entrance approach, a good sized reception. Electric heater.

BEDROOM ONE

12' 9" x 11' 10" (3.91m x 3.63m)
Aspect to front, a good principal bedroom.

BEDROOM TWO

14' 11" x 8' 2" (4.57m x 2.49m)
Aspect to rear, a good sized second bedroom.

FAMILY BATHROOM

Comprising low level wc with shower above, wash hand basin, window to rear. Large airing cupboard with hot water cylinder and shelving.

SEPARATE CLOAKROOM

Comprising low level wc, tiling to half height. Obscured glass window to rear.

OUTSIDE

COMMUNAL GARDENS

With lawns to front.

COMMUNAL PARKING

Shared spaces to front.

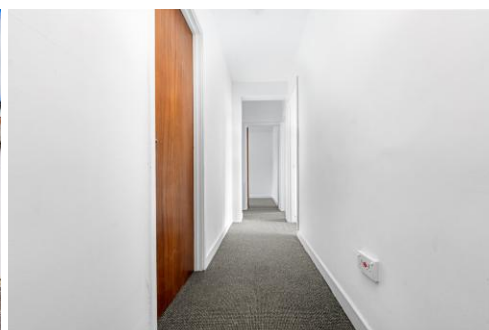
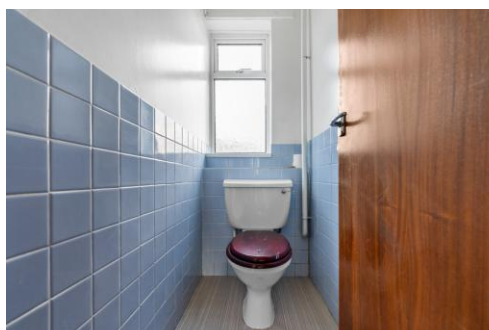
GARAGE

Single garage with up and over access door. The garage is the second from the left in the row directly behind.

ADDITIONAL INFORMATION

LEASE- being extended at the moment to 999 years
SERVICE CHARGE- Approx £900 per annum to include, buildings insurance and ground maintenance.
Share of Freehold.

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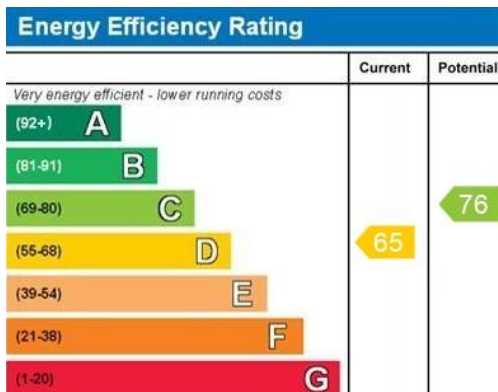


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GROUND FLOOR
748 sq.ft. (69.5 sq.m.) approx.



TOTAL FLOOR AREA - 748 sq.ft. (69.5 sq.m.) 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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