



27 CWRT BRYNTEG,
STATION ROAD
RADYR
CARDIFF CF15 8AB

ASKING PRICE OF

£185,000



APARTMENT



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**** TWO DOUBLE BEDROOM RETIREMENT APARTMENT **** Located in Cwrt Brynteg, a McCarthy & Stone retirement development situated within the heart of Radyr village close to local amenities. A spacious ground floor apartment which is tastefully presented throughout. The accommodation comprises entrance hall, lounge/diner with french doors to rear patio area, fitted kitchen, two double bedrooms and shower room. The developments also benefits from a residents lounge, house manager, 24 hour care line, guest suite, lifts to all floors and a communal garden for all residents. Minimum age requirement is 60 years. EPC Rating: B.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 689 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The apartment is situated on the popular Cwrt Brynteg development in Radyr. Located close to the train station where there is easy access to and from the city centre. There is also a parade of shops including a newsagent, post office, co-op, pharmacy, Italian restaurant, hairdressers, dentist and optician.

ENTRANCE

Communal entrance to No 27 located on the ground floor. Slid front door with spy hole and letter box into:

HALLWAY

A spacious hallway with doors to all rooms. Two built in cupboards. Airing cupboard with shelving housing tank and meter. Warden assist cord. Electric heater. Telephone entry system. Quality laminate flooring.

LOUNGE/DINER

22' 9" x 10' 6" (6.94m x 3.22m)

Feature French doors leading out to outside patio area overlooking the rear gardens. Coal effect electric fire with surround. Telephone and TV points. Electric storage heater. Warden assist cord. Double opening doors into kitchen. Quality laminate flooring.

KITCHEN

8' 0" x 7' 6" (2.45m x 2.31m)

Modern fitted kitchen with a range of eye and base units including complementary work surfaces and tiled splashbacks. Stainless steel sink with drainer. Integral fridge. Space for a small freezer. Fitted electric oven, hob and extractor fan over. uPVC double glazed window overlooking the lawned communal rear garden. Warden assist cord

BEDROOM ONE

15' 8" x 9' 2" (4.79m x 2.81m)

Fitted mirror wardrobes. uPVC double glazed window to rear overlooking the gardens plus a window to the side. Telephone and TV points. Electric storage heater. Warden assist cord.

BEDROOM TWO

13' 2" x 9' 4" (4.02m x 2.87m)

uPVC double glazed window overlooking the rear gardens. A second double bedroom. Electric storage heater. Warden assist cord

SHOWER ROOM

Large shower cubicle. Vanity enclosed wash hand basin. Low level WC. Towel heater. uPVC double glazed window to side. Warden assist cord. Wall mounted Dimplex electric heater.

COMMUNAL GARDENS

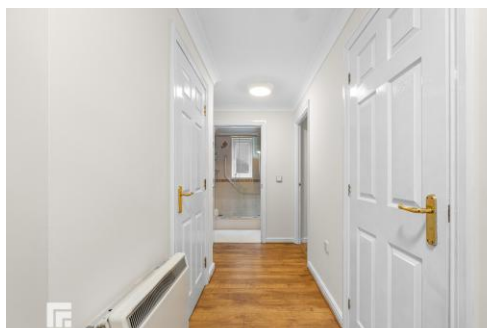
Well tended communal gardens with parking to the front.

ADDITIONAL INFORMATION

We have been advised by the vendor that the lease is for a term of 125 years from 2005. Charges relating to this property are approximately £3575.06 per annum which includes buildings insurance, water charges, window cleaning, laundry and warden services as well as maintenance of the lift and entry systems and gardening services. (We have not checked the legal documents to verify this. The buyer is advised to obtain verification from their solicitor or surveyor.)

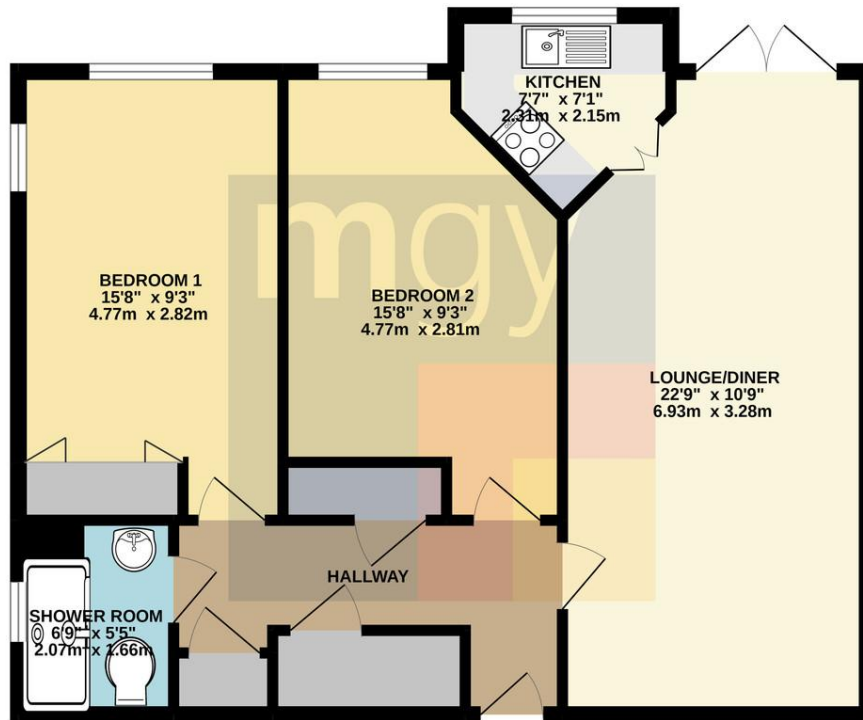


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GROUND FLOOR
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq ft (64.0 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 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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