



62 FISHER HILL WAY
RADYR
CARDIFF CF15 8DR

ASKING PRICE OF
£182,500



SECOND FLOOR APARTMENT



2



1



1



1

**** TWO BEDROOM SECOND FLOOR APARTMENT ** BALCONY ** NO CHAIN **** A bright and spacious two bedroom second floor apartment in the sought after area of Radyr, being conveniently located to Radyr village and transport links. Entrance hallway, neat fitted kitchen, spacious lounge and diner, two good sized bedrooms, bedroom one with glass fronted balcony and there is a family bathroom with shower over bath. Electric heating. Allocated parking space and visitors parking spaces. EPC Rating: B

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 611 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

GROUND FLOOR

COMMUNAL ENTRANCE

Telephone intercom to all floors. Staircase and lift to all floors.

FIRST FLOOR

HALLWAY

Approached via a woodgrain effect entrance door leading to the long hallway. Airing cupboard housing the hot water cylinder. Electric storage heater. Telephone intercom to main door.

LOUNGE AND DINER

17' 0" x 11' 8" (5.20m x 3.56m)

Overlooking Radyr woods, an excellent sized reception. Ample space for family seating and dining.

KITCHEN

9' 10" x 6' 10" (3.00m x 2.10m)

Appointed along three sides in light woodgrain finish fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring electric hob with oven below and cooker hood above. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Window to front. Low level 'Creda' plinth heater.

BEDROOM ONE

13' 1" x 11' 10" (4.00m x 3.62m)

An excellent sized primary bedroom with built out wardrobe. French doors opening to the glass fronted balcony. Electric heater.

BEDROOM TWO

10' 10" x 7' 4" (3.32m x 2.25m)

Overlooking the entrance approach, a good sized second bedroom. Electric heater.

FAMILY BATHROOM

6' 10" x 6' 0" (2.10m x 1.85m)

White suite comprising low level wc, wash hand basin, panelled bath with shower above. Swivel glass shower screen. Wall tiling to splash back areas. Obscured glass window to front. Recessed spotlights. Extractor fan. Heated towel rail. Electric shaver point.

COMMUNAL GARDENS

Well tended areas of lawn and hedgerow. Paved pathways. Outside lighting.

PARKING

One parking space in the car park.

ADDITIONAL INFORMATION

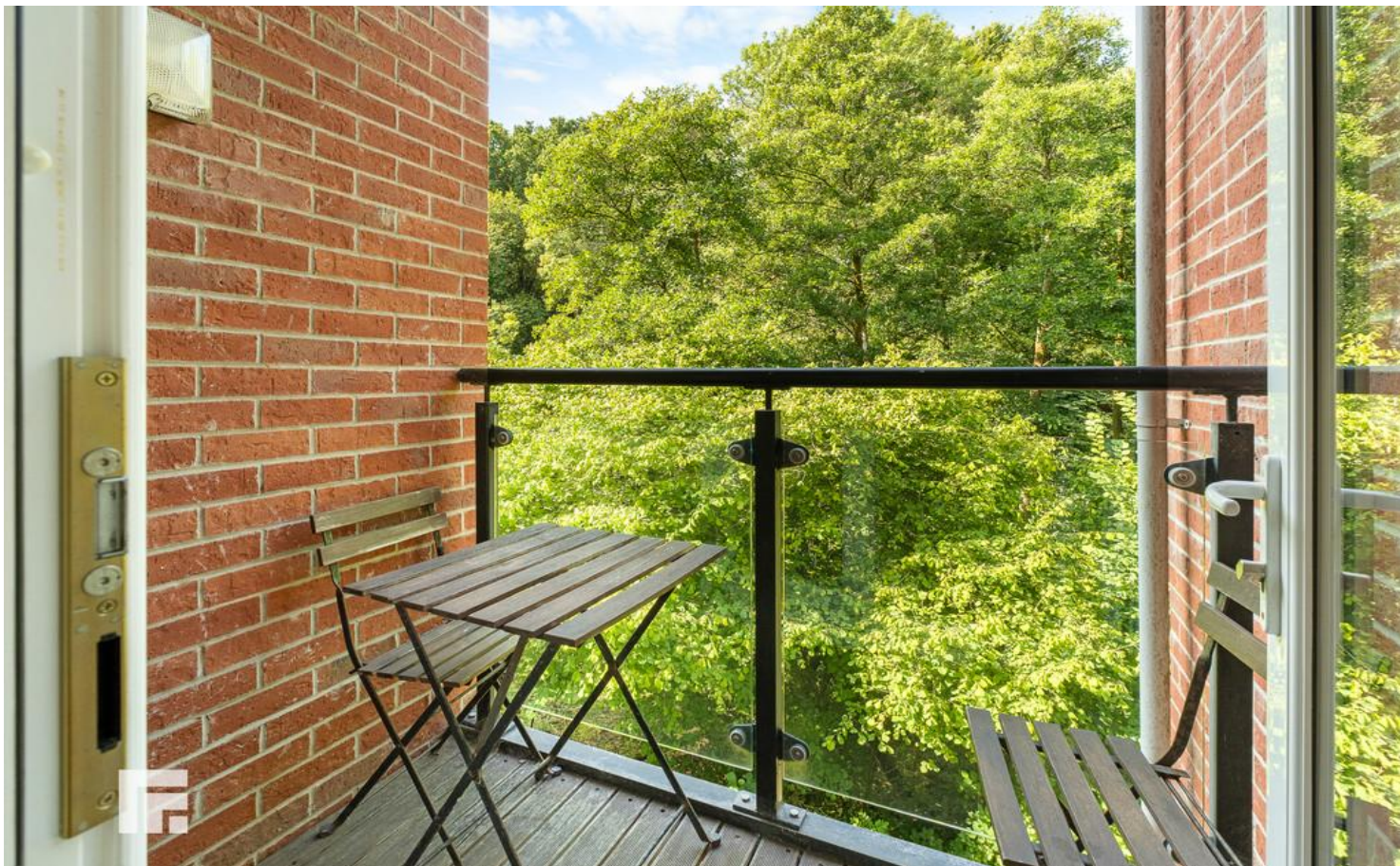
Leasehold - 125 years from 2005 (105 years remaining)

Service charge £2383.69 annually so £216.69 for 10 months from Dec 1st 2025.

Ground Rent £159 per annum.

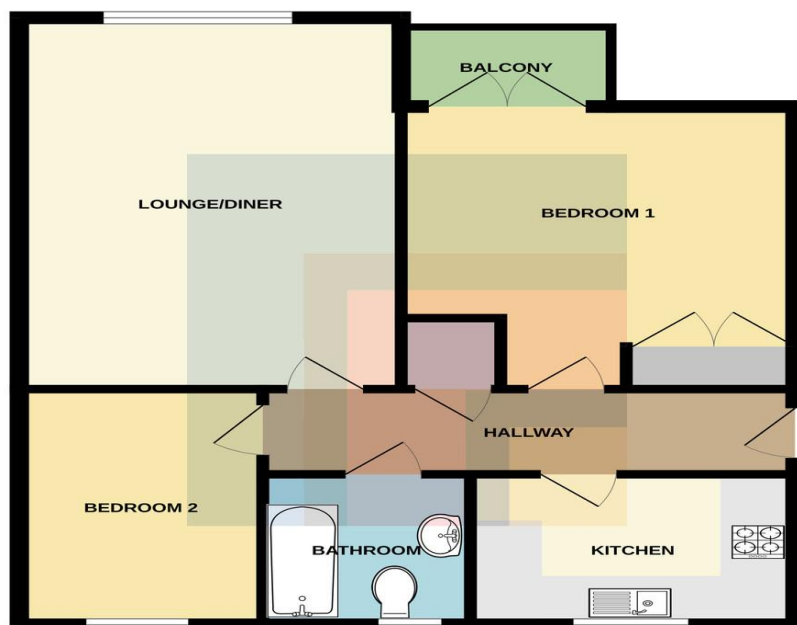


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FIRST FLOOR
611 sq.ft. (56.8 sq.m.) approx.



TOTAL FLOOR AREA : 611 sq.ft. (56.8 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 operation or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South
Glamorgan, CF15 8AA



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