

STATION ROAD
RADYR
CARDIFF CF15 8AB

ASKING PRICE OF
£210,000



APARTMENT



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****BEAUTIFULLY PRESENTED GROUND FLOOR RETIREMENT APARTMENT** NO CHAIN** ** Located in the popular retirement apartment development of Cwrt Brynteg, a McCarthy & Stone development situated within the heart of Radyr village close to local amenities. This spacious ground floor apartment which has been beautifully decorated throughout comprises large entrance hall, lounge/diner with Juliette balcony, fitted kitchen, two bedrooms and shower room. The development also benefits from a resident's lounge, house manager, 24 hour care line, guest suite, lofts to all floors and communal gardens. No chain. EPC Rating: C

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 801 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.

COMMUNAL ENTRANCE

Entrance leading to right hand corridor where you will find number 20 directly ahead. Communal residents lounge.

HALLWAY

Larger than average entrance hallway. uPVC double glazed window to side. Double cupboard with shelving, coat hanging space and light. Additional two separate cupboards housing tank and additional storage. Warden assist cord. Electric heater.

LOUNGE/DINER

22' 9" x 10' 9" (6.94m x 3.29m)
uPVC double glazed French doors with `Juliet` balcony overlooking the lawned garden and two uPVC double glazed windows to side. Feature fireplace with `coal effect` electric fire. Electric heater. Warden assist cord.

KITCHEN

8' 2" x 7' 6" (2.50m x 2.31m)
Appointed along three sides, with a range of base eye level units incorporating stainless steel sink unit, slide and tilt space saver electric oven and hob. Built in fridge and freezer. Part tiled to splashback areas. Warden assist cord. Laundry facilities are available in a separate communal area.

BEDROOM ONE

15' 7" x 9' 2" (4.77m x 2.80m)
Fitted double mirror fronted wardrobes. UPVC double glazed window to side and rear aspect. Electric heater.

BEDROOM TWO

15' 7" x 9' 3" (4.77m x 2.82m)
uPVC double glazed window to rear. Electric heater.

SHOWER ROOM

6' 10" x 5' 5" (2.09m x 1.67m)
Vanity enclosed wash hand basin and mirror. Wide shower with drop down shower seat. Low level wc. Heated towel rail. Extractor fan. uPVC double glazed obscure window to side.

OUTSIDE

COMMUNAL GARDENS

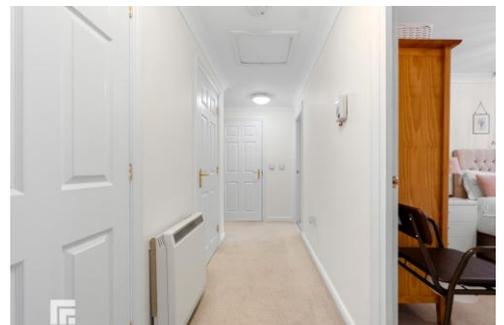
Communal lawned gardens.

ADDITIONAL INFORMATION

We have been advised by the vendor that the lease is for a term of 125 years from 2005. Service charges relating to this property are approximately £4,000 per annum which includes buildings insurance, water charges, window cleaning, laundry & 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). Ground rent is approximately £460 per annum.

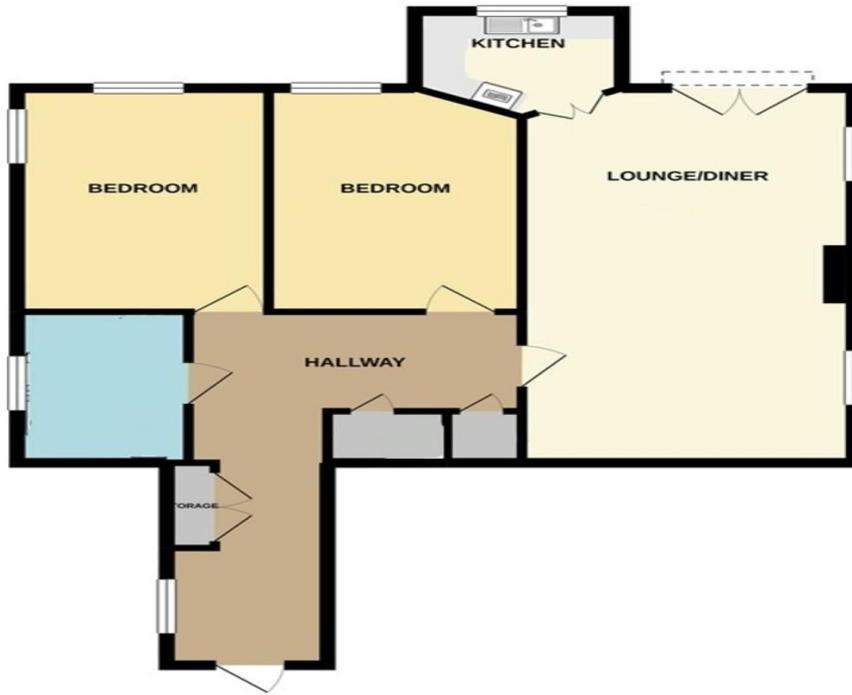


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GROUND FLOOR
801 sq.ft. (74.4 sq.m.) approx.



TOTAL FLOOR AREA: 801 sq ft. (74.4 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	76 C	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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