



46 CWRT BRYNTEG,
STATION ROAD,
RADYR
CARDIFF CF15 8AB

ASKING PRICE OF
£129,950



RETIREMENT FLAT



1



1



1



1

**** ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT ** BALCONY ** NO CHAIN **** A bright second (top) floor apartment in the sought after retirement development built by McCarthy & Stone within the heart of Radyr Village, close to local amenities and transport links. Entrance hallway, lounge/diner with french doors opening to the balcony to front, double bedroom and a modern shower room. Electric heating. The development also benefits from a residents lounge, laundry room, 24 hour care line, lifts to all floors and communal gardens. No Chain. EPC Rating: B

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.

GROUND FLOOR COMMUNAL ENTRANCE

Telephone intercom to all apartments. Residents lounge at entry. Lift and staircase to all floors.

SECOND FLOOR ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the spacious entrance hallway. Large airing cupboard housing the hot water tank.

LOUNGE AND DINER 19' 2" x 10' 9" (5.86m x 3.28m)

A good sized reception with space for seating and dining. Double opening french doors leading to the balcony overlooking the front. Feature fireplace. Double doors to kitchen.

KITCHEN 7' 6" x 8' 8" (2.29m x 2.65m)

With units and worktops to three sides. Inset stainless steel sink with side drainer. Inset four ring hob. Integrated oven. Integrated fridge. Integrated freezer. Matching range of eye level wall cupboards. Tiled splash back. Window to front. Eye level 'Dimplex' hot air heater.

TENURE: FREEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 418 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM

15' 9" x 9' 2" (4.81m x 2.80 maxm)

Overlooking the entrance approach, a good sized double bedroom. Fitted wardrobe with folding mirror doors. Electric heater.

SHOWER ROOM

6' 9" x 5' 5" (2.06m x 1.66m)

Modern white suite comprising low level wc, vanity wash basin with storage below, large walk in shower cubicle with chrome shower above. Full wall tiling. Recessed spotlights. Chrome heated towel rail.

COMMUNAL AREAS

Relaxing communal lounge with its own kitchen. Lawned communal gardens to the rear. Communal parking to the front.

TENURE

Leasehold - 125 years from 2005. 105 years remaining.

SERVICE CHARGE

Charges relating to the property are approximately £3524.80 per annum which includes insurance, water charges, laundry and house manager services as well as maintenance of the lift, entry systems and garden services.

GROUND RENT

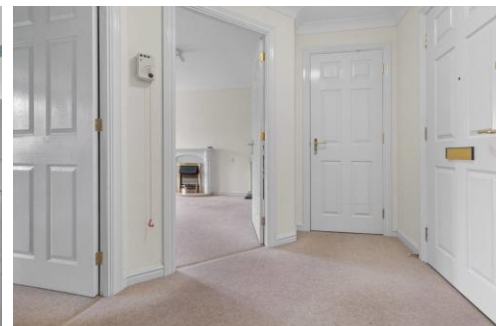
Approx £395 per annum

ADDITIONAL INFO

Please note that a 1% fee is payable by the owner to the freeholder when the property is sold on.

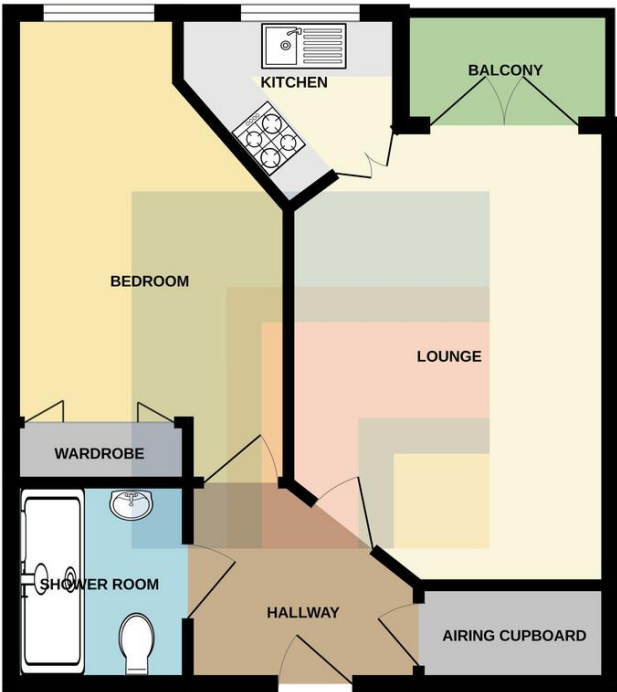


STATION ROAD, RADYR, CARDIFF CF15 8AB



STATION ROAD, RADYR, CARDIFF CF15 8AB

SECOND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 418 sq.ft. (38.9 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.
Made with Metropia ©2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK