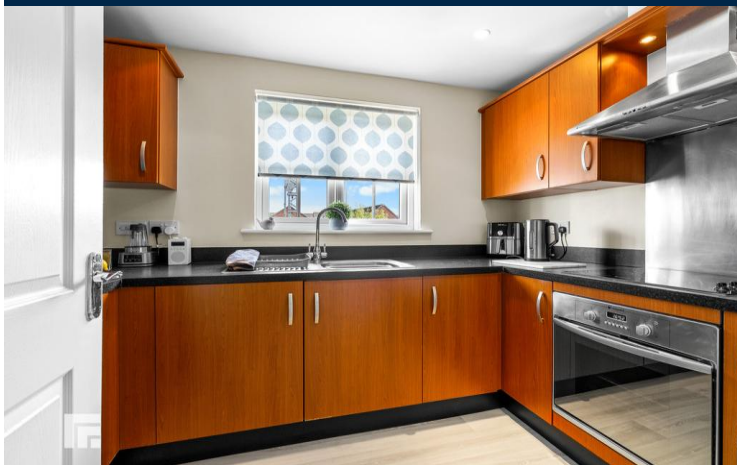




56 FISHER HILL WAY
RADYR
CARDIFF CF15 8DR

ASKING PRICE OF
£185,000



FIRST FLOOR APARTMENT



2



1



1



1

**** TWO BEDROOM FIRST FLOOR**

APARTMENT ** BALCONY ** LIFT ** A

beautifully presented first floor apartment in a popular modern development in Radyr being a short walk from Radyr village and train station. Ground floor communal entrance, first floor entrance hallway, spacious lounge and diner, neat fitted kitchen, two double bedrooms, primary bedroom with glass fronted balcony overlooking Radyr Woodlands and a modern family bathroom with shower over bath. Electric heating. Communal lift and bin store. Parking space. EPC Rating: tbc

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 605 SQ FT

VIEWING: 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, restaurant, doctors and dentist, library, golf and tennis clubs, train station and regular bus service. The property is also close to the Taff Trail and has nearby links to the A470 and M4.

GROUND FLOOR

COMMUNAL ENTRANCE

Approached via a communal entrance door with telephone intercom to all apartments. Stairs to all floors. Lifts to all floors.

FIRST FLOOR

LANDING

Approached via a wood grain finish entrance door leading to the long hallway. Doors to all rooms. Airing cupboard housing the hot water cylinder. Telephone intercom to communal entrance. 'Creda' electric storage heater.

KITCHEN

9' 9" x 6' 10" (2.99m x 2.10m)

Well appointed along three sides in woodgrain finish fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with oven below and cooker hood above. Integrated washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Window to front. Recessed spotlights.

LOUNGE/DINER

17' 0" x 11' 9" (5.20m x 3.60m)

Large window overlooking Radyr woodlands with additional window to seat. Feature electric fire. Ample space for seating and dining.

BEDROOM ONE

13' 0" x 11' 9" (3.98m x 3.60m)

An excellent sized primary bedroom with french doors opening to the glass framed balcony overlooking Radyr woodlands. Fitted wardrobe. Electric heater.

BEDROOM TWO

10' 10" x 7' 4" (3.31m x 2.25m)

Overlooking the entrance approach, a second double bedroom. Electric heater.

FAMILY BATHROOM

6' 10" x 6' 0" (2.09m x 1.85m)

Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome 'Mira' shower above and swivel glass shower screen. Wall tiling to splash back areas. Electric shaver point. Recessed spotlights. Obscured glass window to front. Chrome heated towel rail.

OUTSIDE

COMMUNAL AREAS

Lawn and hedgerow. Communal bin area.

PARKING

Parking space numbered 56.

TENURE

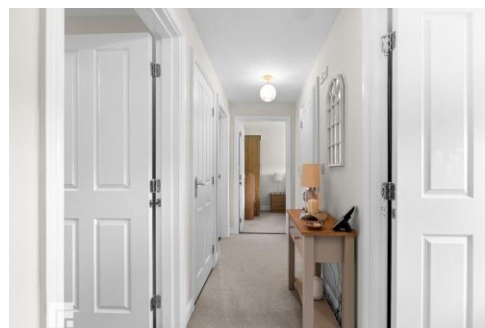
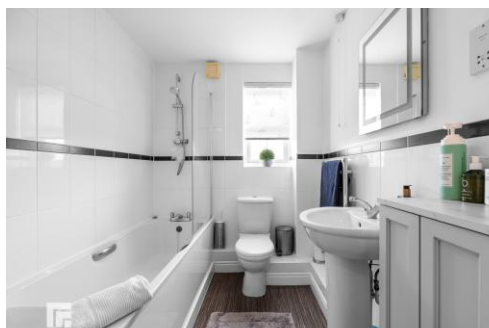
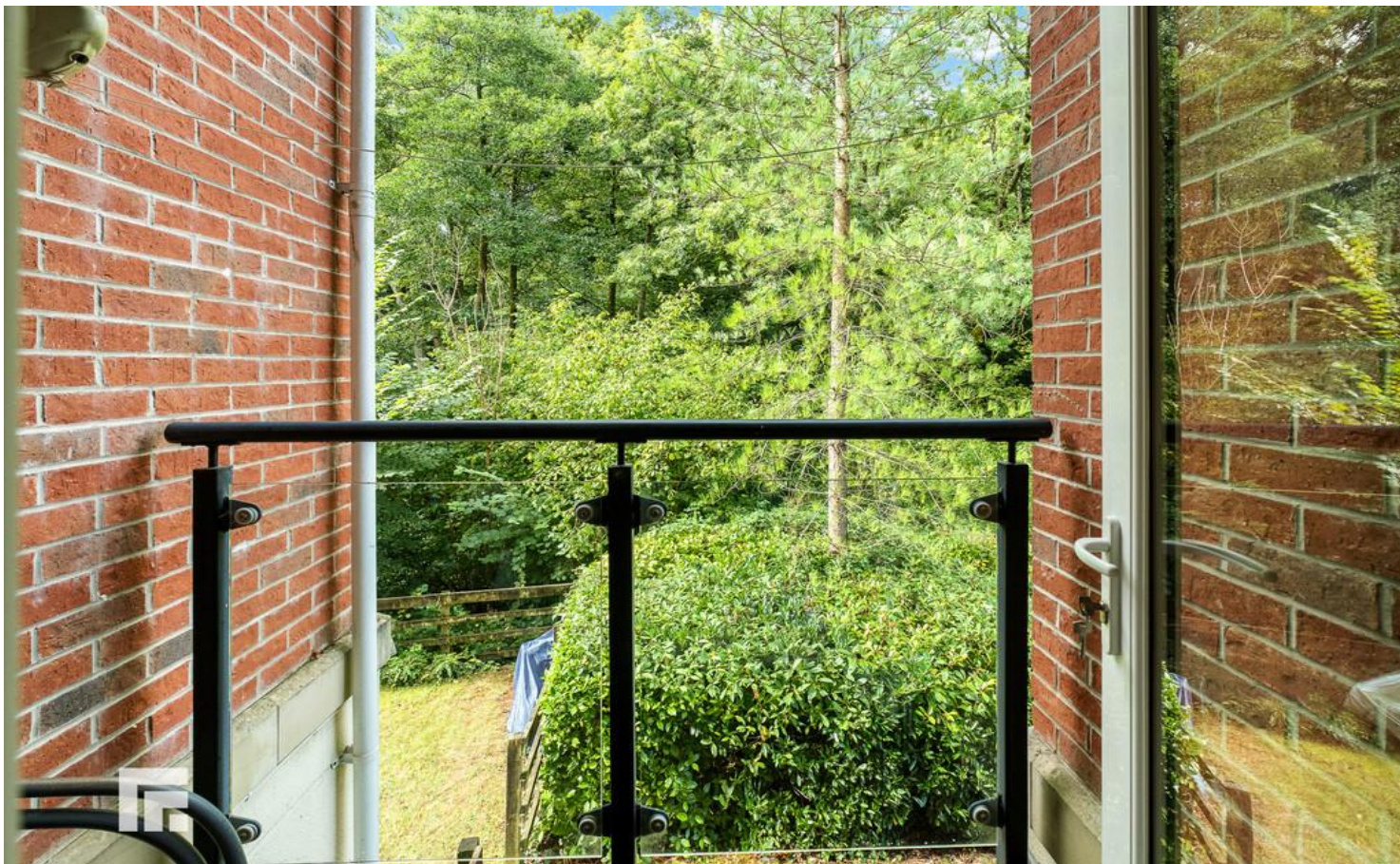
Leasehold - 125 years from 2005 (105 years remaining)

SERVICE CHARGE-£222.94 per month approx.

GROUND RENT-£159 per annum.

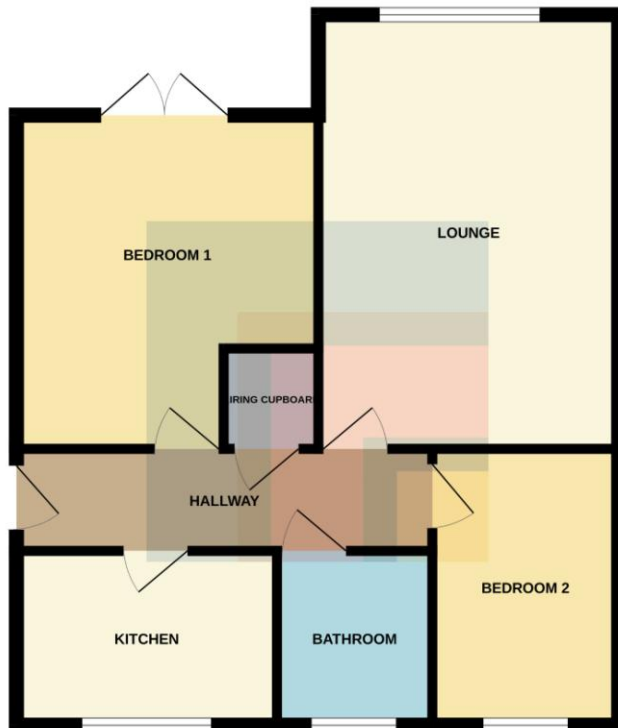


56 FISHER HILL WAY, RADYR, CARDIFF CF15 8DR



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GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 605 sq.ft. (56.2 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 misstatement. 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 G2025

RADYR 029 2084 2124

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

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