



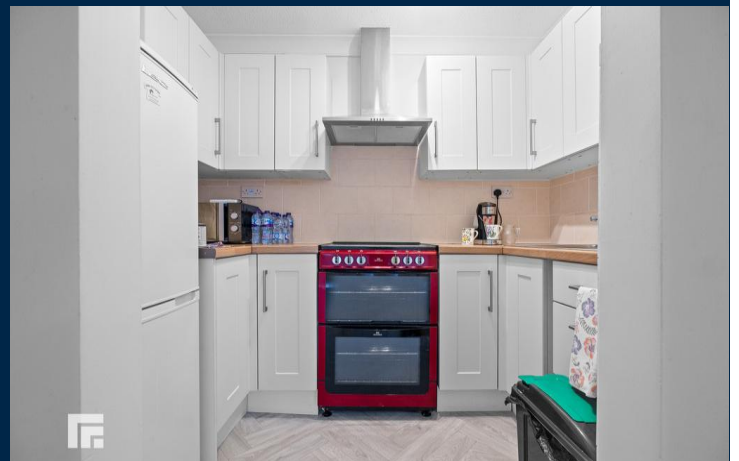
# RESTWAYS COURT, DANESCOURT WAY

LLANDAFF

CARDIFF CF5 2SF

ASKING PRICE OF

**£120,000**



## GROUND FLOOR FLAT



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**\*\* INDEPENDENT ENTRANCE \*\* GROUND FLOOR ONE BED RETIREMENT FLAT \*\* NO CHAIN \*\*** A beautifully presented one bedroom ground floor retirement flat with its own independent entrance. Hallway with airing cupboard, lounge and diner opening to modern kitchen, double bedroom with fitted bedroom furniture and door to communal garden and a modern shower room. Electric heating. Communal residents lounge. Communal gardens. Parking to front. No chain. EPC Rating: D

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: B**

**FLOOR AREA APPROX: TBC**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Danescourt is a popular residential suburb that is well served by its amenities. These include a shopping precinct, doctors and dentist surgeries, a child's play area, cafe/restaurant, train station and convenient bus routes with regular service to and from the City Centre, and also the River Taff for access to the Taff Trail.

#### GROUND FLOOR

##### COMMUNAL ENTRANCE

Communal interroom system. Hallway with stairs and lift to first floor. Residents lounge and kitchenette.

##### ENTRANCE HALLWAY

Approached via a wood entrance door leading to the entrance hallway. Airing cupboard housing the 'Ariston' hot water heater.

##### LOUNGE AND DINER

18' 0" x 10' 4" (5.51m x 3.17m)

Large reception with independent entrance to front and window looking into lawned area and parking. Ample space for seating and dining. Electric heater. Opening to kitchen.

##### KITCHEN

8' 0" x 4' 11" (2.45m x 1.50m)

Modern fitted kitchen well appointed along three sides in light panelled fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Space for slot in cooker with cooker hood above. Space for fridge freezer. Matching range of eye level wall cupboards. Tiled splash back.

##### BEDROOM

13' 9" x 9' 0" (4.21m x 2.76m)

A good sized bedroom with a range of fitted bedroom furniture including wardrobes, chest of drawers and bedside drawers. Door to communal lawned garden and paved patio. Electric heater.

##### SHOWER ROOM

6' 7" x 4' 7" (2.01m x 1.42m)

Modern white suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with glass screen. Full wall tiling. Tiled flooring. Extractor fan. Chrome heated towel rail.

##### PARKING

Parking is on a first come, first serve basis.

##### ADDITIONAL INFORMATION

999 year lease. Service charge £237 per month.



DANESCOURT WAY, LLANDAFF, CARDIFF CF5 2SF



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FLOORPLAN TO FOLLOW

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	64 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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