



92 FISHER HILL WAY
RADYR
CARDIFF CF15 8DR

ASKING PRICE OF
£185,000



SECOND FLOOR APARTMENT



2



1



1



1

**** TWO BEDROOM SECOND FLOOR APARTMENT ** POPULAR LOCATION ** NO CHAIN **** A spacious second floor apartment in the sought after area of Radyr, being a short distance from Radyr Train Station and Radyr Village. Ground floor communal entrance with stairs and lifts to all floors, second floor entrance hallway, bright lounge and diner, neat fitted kitchen, two bedrooms, primary bedroom with french doors to the balcony, family bathroom with shower over bath. Electric heating. Parking space. EPC Rating: C

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, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding area.

GROUND FLOOR

COMMUNAL ENTRANCE

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

SECOND FLOOR

ENTRANCE HALLWAY

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. Electric storage heater.

KITCHEN

9' 10" x 6' 10" (3.00m x 2.10m)
Appointed along three sides in light woodgrain effect finish fronts beneath round nosed worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with cooker hood above and oven below. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Window to front. Recessed spotlights.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 605 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOUNGE AND DINER

17' 2" x 11' 8" (5.25m x 3.57m)

Large window overlooking Radyr woodlands with additional window to side. Electric heater. Ample space for seating and dining.

BEDROOM ONE

13' 1" x 11' 10" (4.01m x 3.63m)

With french doors opening to the balcony enjoying views of Radyr woodlands, a good sized primary bedroom. Built-out wardrobe. Electric heater

BEDROOM TWO

10' 9" x 7' 4" (3.30m x 2.26m)

Aspect to front, a good sized second bedroom. Electric heater.

FAMILY BATHROOM

6' 11" x 6' 0" (2.11m x 1.83m)

White suite comprising low level wc, wash hand basin, panelled bath with 'Mira' shower above. Tiled splash back. Obscured glass window to front. Electric shaver point. Chrome heated towel rail. Extractor fan.

OUTSIDE

COMMUNAL AREAS

Lawn and hedgerow. Communal bin area.

PARKING

One parking space.

ADDITIONAL INFORMATION

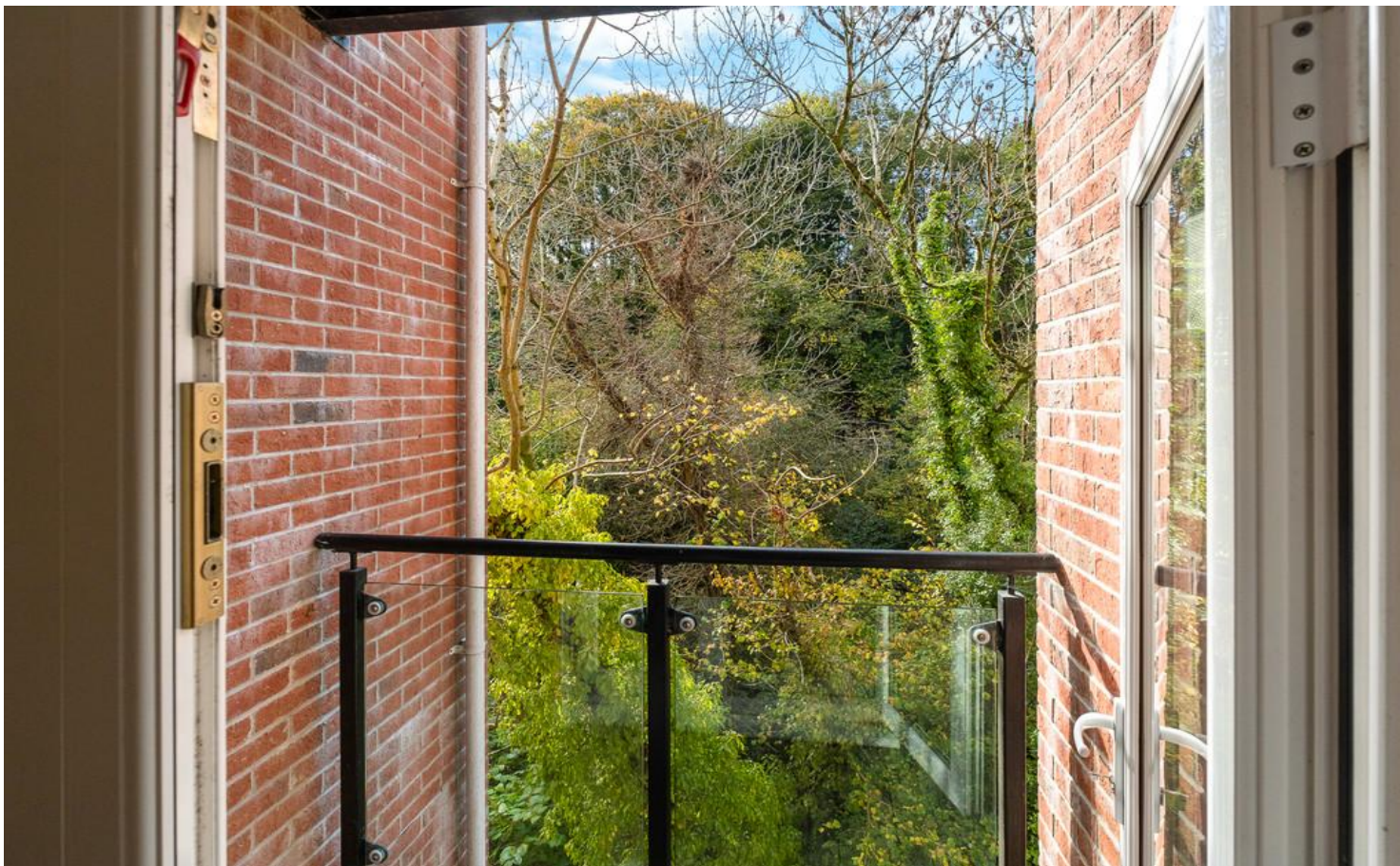
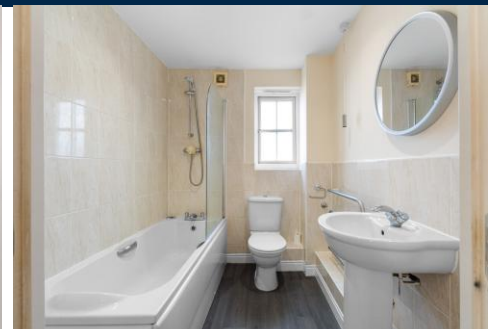
Leasehold - 125 years from 2005 (105 years remaining)

Service charge £222.94 per month.

Ground Rent £159 per annum.

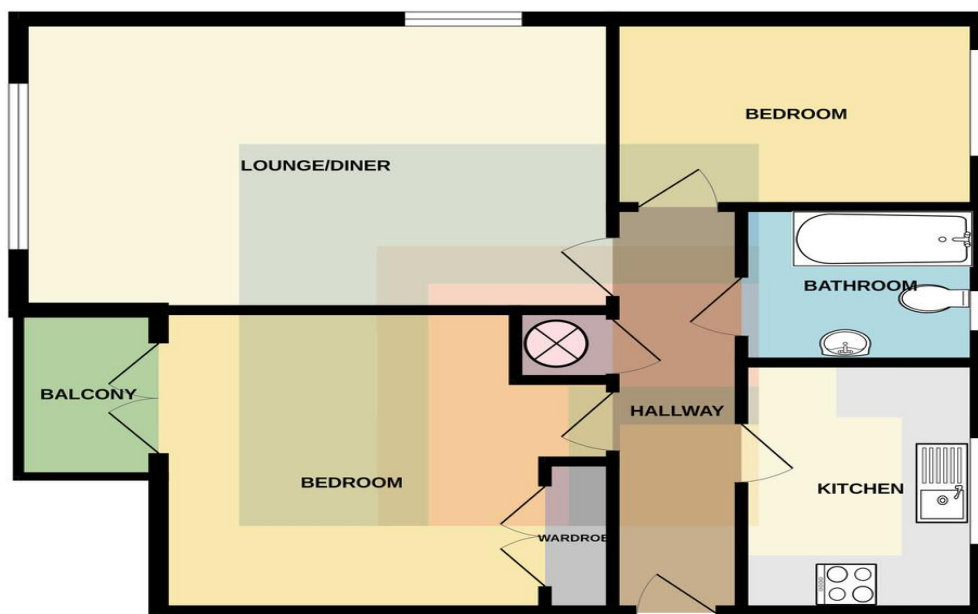


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SECOND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



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 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		83 B
69-80	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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