



STATION ROAD
RADYR
CARDIFF CF15 8AB

ASKING PRICE OF
£189,950



FIRST FLOOR APARTMENT



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**** LARGER THAN AVERAGE - TWO DOUBLE BEDROOM FIRST FLOOR APARTMENT ** NO CHAIN **** A spacious and well presented first floor two double bedroom retirement apartment overlooking the beautifully maintained communal gardens, located in the popular retirement apartment development of Cwrt Brynteg, a McCarthy & Stone development situated within the heart of Radyr village, close to amenities and transport links. Communal entrance, residents lounge and kitchen, laundry room. First floor hallway with storage cupboards, larger than average lounge and diner, neat fitted kitchen, two double bedrooms and a shower room. Electric heating. The development also benefits from house manager, 24 hour care line, guest suite, lifts to all floors and communal garden for all residents. Minimum age requirement is 60 years. EPC Rating: B

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 738 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

GROUND FLOOR

COMMUNAL ENTRANCE

Telephone intercom to all apartments. Stairs and lights to all floors. Communal lounge and kitchen. Access to laundry room. Guest suite on site.

FIRST FLOOR

ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the central hallway. Airing cupboard housing the hot water tank. Two additional storage cupboards. Doors to all rooms. 'Dimplex' electric heater.

LOUNGE AND DINER

22' 9" x 10' 8" (6.95m x 3.27m)

An excellent sized lounge and diner with french doors opening to the Juliet balcony. Feature fireplace with electric fire, electric heater. Double doors to kitchen. The lounge further extends to a versatile study or library area measuring 2.53m x 1.14m with window overlooking the communal garden.

KITCHEN

7' 8" x 7' 6" (max) (2.35m x 2.30m)

Well appointed along three sides in light woodgrain finish fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring electric hob with cooker hood above. Integrated oven. Integrated fridge. Integrated freezer. Matching range of eye level wall cupboards. Tiled splash back. Window to rear. Wall mounted 'Dimplex' hot air blower.

BEDROOM ONE

15' 7" x 9' 2" (4.77m x 2.81m)

Overlooking the communal garden with additional obscured glass window to side, a good sized primary bedroom. Fitted wardrobe with folding mirrored doors. Electric heater.

BEDROOM TWO

14' 10" x 9' 3" (4.54m x 2.82m)

Overlooking the gardens, a second double bedroom. Fitted wardrobe with folding mirrored doors. Electric heater.

SHOWER ROOM

6' 9" x 5' 4" (2.06m x 1.65m)

White suite comprising low level wc, vanity wash basin with storage below, large shower cubicle with chrome shower. Full wall tiling. Extractor fan. Obscured glass window to side. Heated towel rail. Wall mounted 'Dimplex' hot air blower.

COMMUNAL GARDENS

Well tended communal gardens with parking to the front.

ADDITIONAL INFORMATION

Leasehold - 125 years from 2005

Service charge

Service charge relating to this property are approximately £4,000 per annum which includes building insurance, water charges, window cleaning, laundry & warden services as well as maintenance of the lift and entry systems along with gardening services. (We have not checked the legal document to verify this. The buyer is advised to obtain verification from their solicitor).

Ground rent approximately £460 per annum.

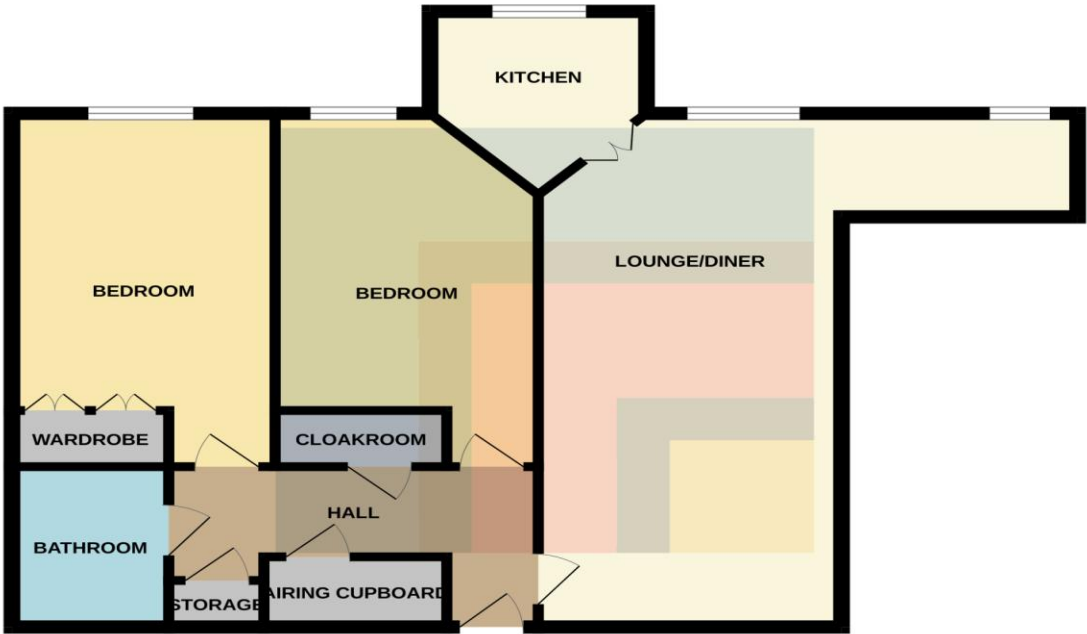


STATION ROAD, RADYR, CARDIFF CF15 8AB



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GROUND FLOOR
738 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 738 sq.ft. (68.5 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		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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