

43 Cwrt Brynteg, Station Road

Radyr | Cardiff | CF15 8AB

First Floor Apartment | Asking Price of £195,000



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PROPERTY DESCRIPTION

****FIRST FLOOR APARTMENT** NO CHAIN **** Located in Cwrt Brynteg, a McCarthy & Stone retirement development situated within the heart of Radyr village close to local amenities. A spacious first floor apartment which has been tastefully decorated throughout. The accommodation comprises entrance hall, lounge/diner with Juliette balcony, fitted kitchen, two bedrooms and a modern shower room. The development also benefits from a residents lounge, house manager, 24 hour care line, guest suite, lofts to all floors and communal gardens. Minimum Age Requirement 60 years. EPC Rating: B.

- **Tenure** Leasehold
- **Council Tax Band** F
- **Floor Area (approx.)** 751 sq.ft
- **Viewing Arrangements** Strictly by Appointment

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 HALL

Telephone intercom at entrance to all apartments, a bright and welcoming reception area with communal lounge and communal kitchen, carpeted hallways with lift and staircases to all floors.

FIRST FLOOR

ENTRANCE HALL

Approached via a secure wood panelled front door, leading onto the entrance hall way, 3 storage cupboards one housing the hot water tank, wall mounted electric heater.

LOUNGE/DINER

22' 8" x 15' 0" (6.93m x 4.59m) L-Shaped Spacious L-shaped lounge and dining area, feature electric fire place with granite style hearth and back, with an attractive surround,

double opening French doors leading to the Juliet balcony enjoying views over the communal gardens and an open vista beyond, additional window to rear and wall mounted electric heater. Double doors to...

KITCHEN

7' 7" x 7' 2" (2.32m x 2.2m) Appointed along 3 sides in light wood grain finish fronts beneath round nosed worktop surfaces, sink with side drainer, inset 4 ring electric hob, integrated half height oven for ease of use, integrated fridge and freezer with matching front, matching range of eye level wall cupboards and wall tiling to splashback areas, window to rear and wall mounted Dimplex hot air electric heater.

BEDROOM ONE

15' 7" x 9' 3" (4.76m x 2.82 m) With windows to two aspects overlooking communal garden areas, fitted wardrobes with mirrored fronts and a wall mounted electric heater.

BEDROOM TWO

12' 9" x 9' 2" (3.91m x 2.8 m) A second double bedroom overlooking communal gardens, wall mounted electric heater.

SHOWER ROOM

Modern suite in white comprising low level wc, wash hand basin, double width shower cubicle with chrome shower above, full wall tiling, obscure glass window, chrome heated towel rail, wall mounted Dimplex hot air electric heater and quality vinyl flooring.

OUTSIDE

COMMUNAL GARDENS

Well tended communal gardens

TENURE

Leasehold - 125 years from 2005 (Vendors solicitor to confirm)

SERVICE CHARGE

Approx. £3575.06 per annum which includes buildings insurance, water charges, window cleaning, warden services as well as maintenance of the lift, entry systems and gardening services (Vendors Solicitor to confirm)

GROUND RENT

Approx. £460 per annum (Vendors solicitor to confirm)

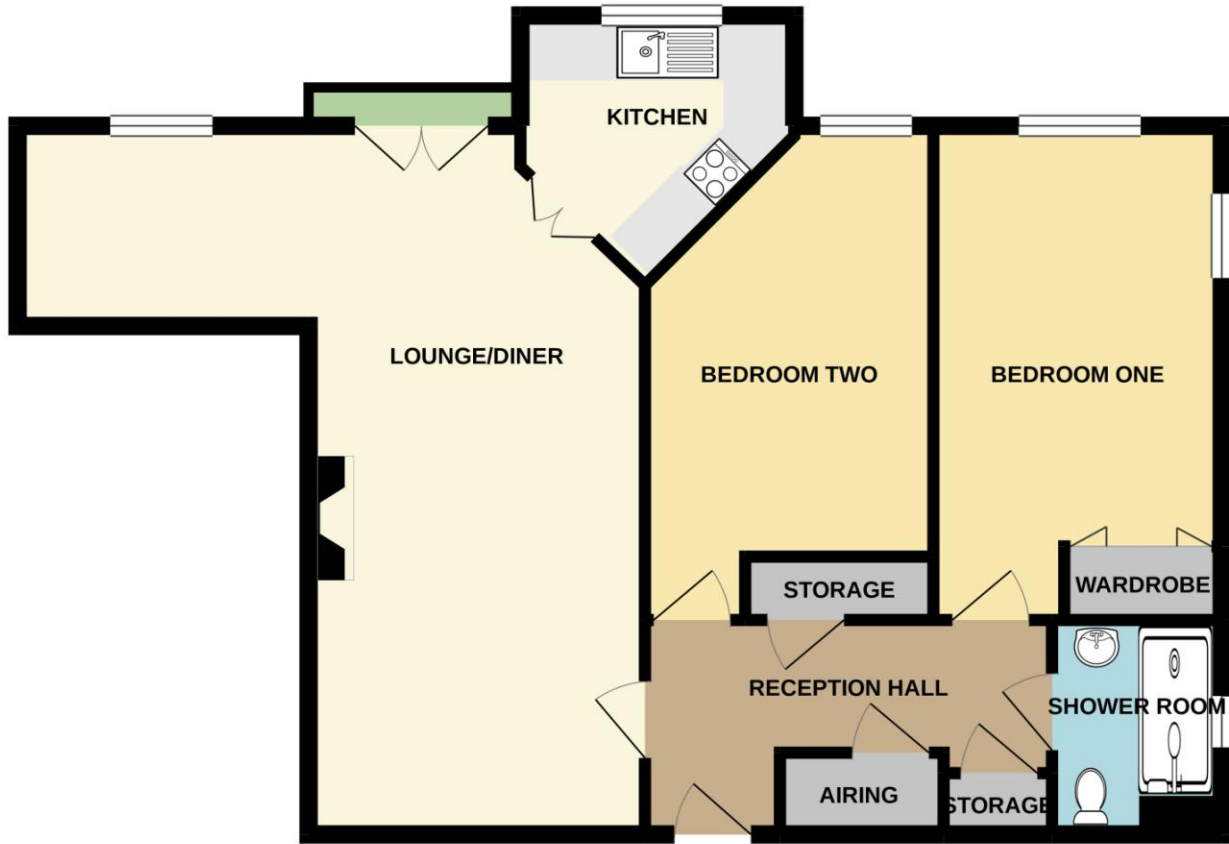
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FLOORPLANS

FIRST FLOOR
751 sq.ft. (69.7 sq.m.) approx.



TOTAL FLOOR AREA : 751 sq.ft. (69.7 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 | 86 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



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