



**KEY**

EXECUTIVE

SALES

**No Onward Chain £215,000 Mes-Yr-Awel, Radyr CF15 8AW**



- Spacious two-bedroom apartment
- No onward chain
- Bright lounge with balcony
- Modern U-shaped kitchen/diner
- Stylish bathroom
- Peaceful setting



**Communal Entrance**

Spacious communal entrance hallway with stair access to all floors and individual doors leading to each of the six apartments.

featuring fitted wardrobes along one wall and a radiator for comfort.

**First Floor**

**Entrance Hallway**

The property features a long and welcoming entrance hallway, fitted with a soft carpet that adds warmth and comfort underfoot.

**Bedroom Two**

A bright and well-proportioned second double bedroom enjoying a peaceful rear aspect, offering a comfortable and inviting space complete with a radiator for warmth.

**Lounge**

The property boasts a spacious lounge, filled with natural light from a large window and offering direct access to the balcony — the perfect spot to relax or enjoy some fresh air.

**Bathroom**

A stylish and contemporary bathroom featuring a white suite with both a bath and a separate shower. The space is finished with crisp, modern tiling to both the walls and floor, creating a clean and elegant look.



**Kitchen/Diner**

The property benefits from a well-proportioned kitchen/diner, featuring a modern U-shaped kitchen fitted with integrated appliances including a washing machine, tumble dryer, and dishwasher. The space also comfortably accommodates a dining table, creating a practical and sociable area for everyday living.

**Balcony**

The property benefits from a lovely balcony overlooking the well-maintained communal gardens — an ideal spot to enjoy a morning coffee or unwind while taking in the peaceful surroundings.

**Master Bedroom**

A generously sized primary bedroom overlooking the well-kept communal front lawn,



# , Maes-Yr-Awel, Radyr, CF15 8AW

Tucked away at the end of a peaceful cul-de-sac within the sought-after village of Radyr, this beautifully presented two-bedroom apartment in Argyll Court, Maes-Yr-Awel offers the perfect blend of comfort, space, and convenience. Set within a quiet, well-maintained development and offered with no onward chain, it's an ideal opportunity for first-time buyers, downsizers, or investors.

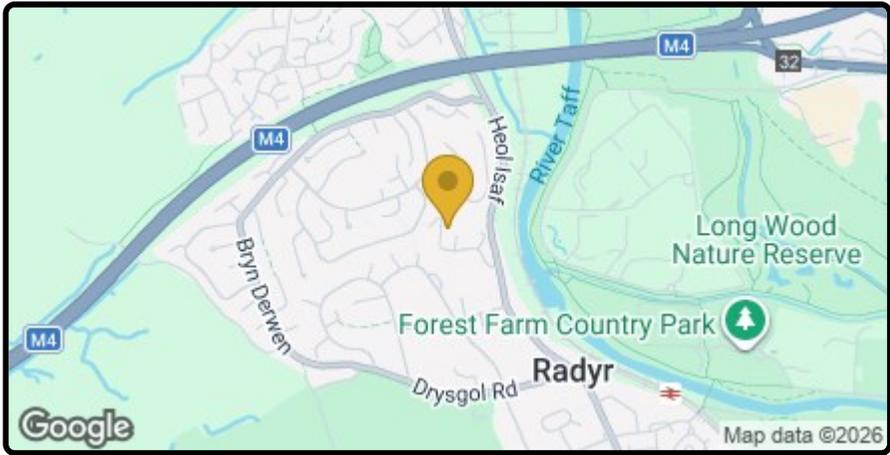
Accessed via a bright communal entrance with stairs to all floors, the apartment opens into a long, welcoming hallway with soft carpeted flooring leading to each room. The spacious lounge is filled with natural light from a large window and features direct access to a private balcony overlooking the beautifully kept communal gardens – a perfect place to relax or enjoy a morning coffee.

The well-proportioned kitchen/diner provides a modern and practical space, fitted with a U-shaped kitchen including a washing machine, tumble dryer, and dishwasher, with ample room for a dining table.

There are two generous double bedrooms, both bright and inviting. The primary bedroom overlooks the lawned communal front gardens and includes fitted wardrobes, while the second enjoys a peaceful rear aspect. The modern bathroom features both a bath and a separate shower, finished with crisp wall and floor tiling to create a clean, contemporary feel.

The property's quiet setting and lovely balcony views add to its charm, offering a calm and comfortable living environment just a short distance from Radyr's local amenities and transport links.

Properties in Argyll Court are rarely available — especially those offered with no onward chain. Early viewing is highly recommended. Contact us today to arrange your appointment.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

## Key Executive Sales

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**TOTAL: 71 m2**  
FLOOR 1: 71 m2  
EXCLUDED AREAS: WALLS: 6 m2