



STATION ROAD
RADYR
CARDIFF CF15 8AB

ASKING PRICE OF

£135,000



GROUND FLOOR APARTMENT



1



1



1



1

**** GROUND FLOOR RETIREMENT FLAT WITH PATIO ** SHOWER ROOM **** A well presented one bedroom retirement apartment in the sought after Cwrt Brynteg retirement development in popular Radyr. Communal entrance hallway with residents lounge, kitchen and laundry room. To the ground floor is the apartment entrance hallway with large airing cupboard, lounge and diner opening to kitchen with integrated appliances, spacious double bedroom with fitted wardrobes and a separate shower room. Electric heating, double glazing, emergency pull cords throughout. New Design 'Dimplex' electric storage heaters (can programme heat settings). French doors opening onto a private patio area overlooking the delightful communal gardens. No chain. EPC Rating: B

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: TBC

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

7' 6" x 7' 6" (2.30m x 2.30m)

With units and worktops to three sides. Inset stainless steel sink with side drainer. Integrated fridge and integrated freezer. Window to rear. Inset four ring electric hob and oven. Matching eye level wall cupboards. Tiled splash back.

BEDROOM

15' 8" x 9' 3" (4.78m x 2.82m)

Overlooking the communal garden, a good sized double bedroom. Built out wardrobe with mirrored doors. Electric 'Dimplex' storage heater.

SHOWER ROOM

6' 9" x 5' 5" (2.06m x 1.66m)

Modern white suite comprising low level WC, vanity wash basin with storage below, large shower cubicle. Electric towel rail and extractor fan. Modern, LED mirror. Tiled splash backs and wall panelling.

CONNUNAL GARDENS

Well tended gardens to rear with parking to front.

ADDITIONAL INFORMATION

Leasehold - 125 years from 2005.

Service charges

Approx. £3,133 per annum which covers buildings insurance, water charges, laundry and house manager services, as well as maintenance of the lift, entry system and gardening services.

Ground rent

Approx. £460 per annum.

Please note that a 1% fee is payable by the owner to the freeholder when the property is sold on.

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.

COMMUNAL ENTRANCE

Telephone intercom to all apartments, stairs and lifts to all floors. Communal lounge and kitchen for residents use. Laundry room.

GROUND FLOOR

Managers office, corridor leading to all ground floor apartments. Stairs and lifts to all floors.

ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the entrance hallway. Doors to all rooms. Airing cupboard housing the hot water tank. Communal entrance telecom unit.

LOUNGE AND DINER

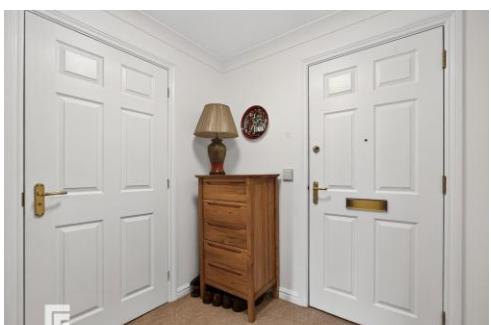
19' 1" x 10' 9" (5.83m x 3.29m)

With french doors to private patio overlooking the rear garden. Ample space for seating and dining. Feature fireplace. Double doors to kitchen. Electric 'Dimplex' storage heater(New DESIGN- Can programme heat settings).

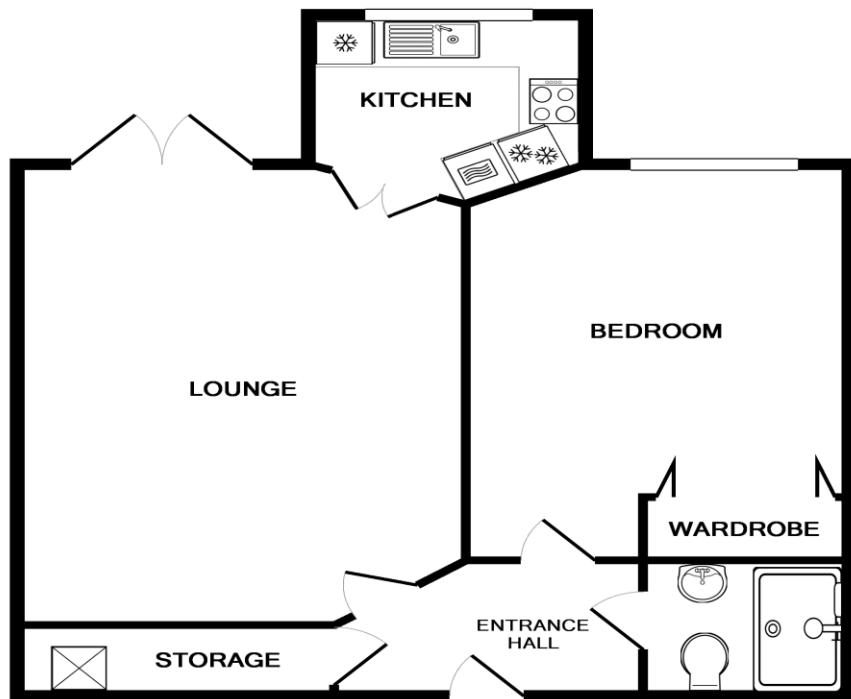


M G Y . C O . U K

STATION ROAD, RADYR, CARDIFF CF15 8AB

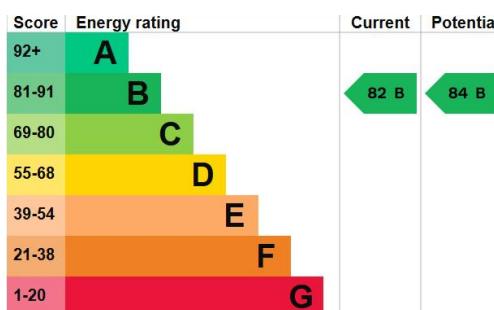


STATION ROAD, RADYR, CARDIFF CF15 8AB



Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

Made with Metropix ©2018



RADYR 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK