



STATION ROAD
RADYR
CARDIFF CF15 8AB

ASKING PRICE OF
£135,000



GROUND FLOOR APARTMENT



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1



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**** 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

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).

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 was h 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.

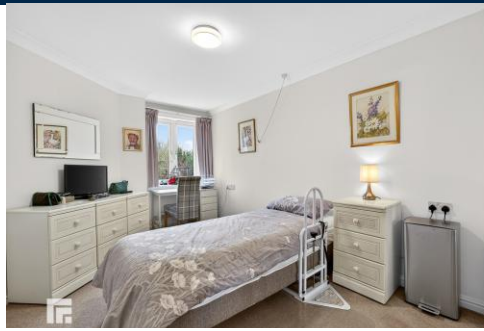
Ground rent

Approx. £460 per annum.

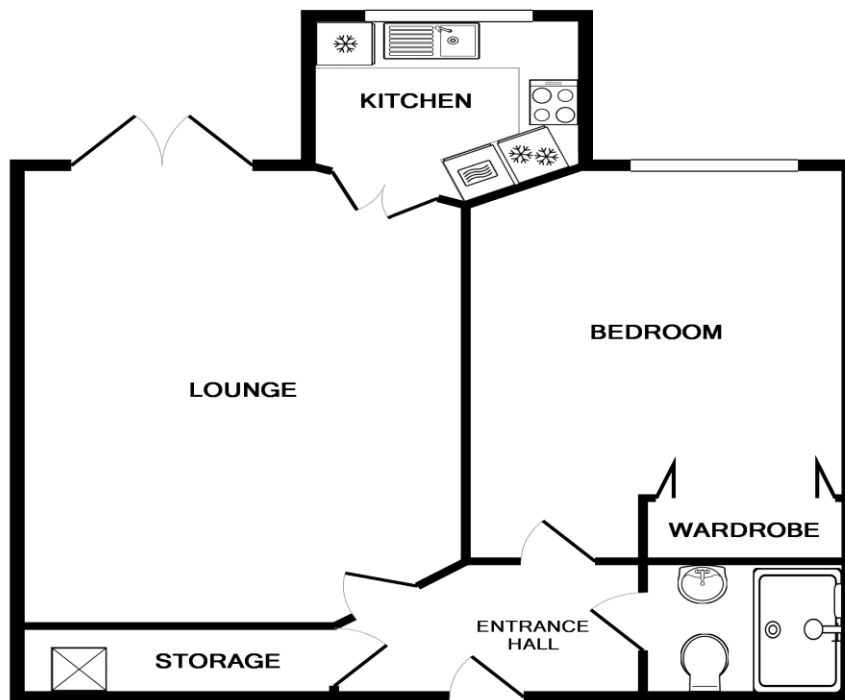
Please note that a 1% fee is payable by the owner to the freeholder when the property is sold on.



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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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