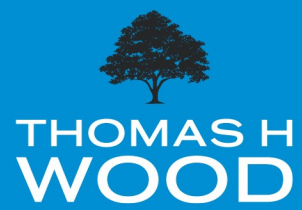




Station Road,
Radyr, Cardiff,
CF15 8AB



Asking Price
£125,000

1 Bedrooms
Retirement Property

A well proportioned one bedroom top floor retirement apartment with private balcony, situated within the popular Cwrt Brynteg development in the heart of Radyr Village. Located on the second floor, this well presented apartment offers particularly generous living accommodation, with a spacious lounge and dining room forming the heart of the property. The room benefits from a feature fireplace and French doors opening directly onto the private balcony, providing an attractive additional space and pleasant outlook. The separate kitchen is fitted with a range of matching wall and base units, work surfaces and integrated appliances, together with a window providing excellent natural light. The double bedroom is a good size and benefits from fitted wardrobes, while the shower room has been designed with accessibility in mind and includes a large walk in shower, vanity wash basin, WC and a range of useful grab rails. Cwrt Brynteg is a popular McCarthy & Stone retirement development offering a range of communal facilities, including a residents lounge, laundry room, lift access to all floors, communal gardens and a 24 hour care line. There is also communal parking for residents and visitors. The apartment is ideally positioned within Radyr Village, close to the excellent public transport links, highly regarded schools and the excellent local amenities. Radyr railway station provides regular services towards Cardiff city centre, while the village itself offers a useful range of everyday facilities including a Co-op, pharmacy, post office, restaurants, hairdressers, dentist and optician. No onward chain.

ENTRANCE HALLWAY

Approached via a wood panelled entrance door, the spacious entrance hallway provides access to all principal rooms and includes a large airing cupboard housing the hot water cylinder.

LOUNGE AND DINE

19'2" x 10'9"

A particularly well proportioned reception room providing excellent space for both comfortable seating and dining, with a feature fireplace, double doors leading to the kitchen and French doors opening onto the private balcony.

KITCHEN

7'6" x 8'8"

Fitted with a range of matching wall and base units incorporating work surfaces, inset stainless steel sink and side drainer, four ring hob, integrated oven, fridge and freezer, together with tiled splashbacks and a window overlooking the front. Eye level Dimplex heater.

Features

- One bedroom second floor retirement apartment
- Spacious lounge and dining room with feature fireplace
- French doors opening onto a private balcony
- Pleasant outlook over the communal approach and surrounding area
- Fitted kitchen with integrated appliances
- Generous double bedroom with fitted wardrobes
- Large accessible shower room with walk in shower
- Residents lounge, communal gardens, lift and 24 hour care line

BEDROOM

15'9" x 9'2"

A generous double bedroom overlooking the entrance approach, with fitted wardrobes incorporating folding mirror doors and electric heater.



SHOWER ROOM

6'9" x 5'5"

A well equipped and accessible shower room comprising low level WC, vanity wash basin with storage below and a large walk in shower with chrome fittings. Fully tiled walls, recessed spotlights, chrome heated towel rail and useful grab rails.

OUTSIDE

FRONT

Cwrt Brynteg is approached via a communal entrance with residents parking and landscaped areas. The development provides lift and staircase access to all floors.

REAR

Well maintained communal gardens provide attractive outdoor space for residents to enjoy, with lawned areas and established planting.

COMMUNAL FACILITIES

Residents benefit from a communal lounge with kitchen facilities, laundry room, lift access to all floors, communal gardens and a 24 hour care line. A house manager service is also provided.

TENURE

LEASEHOLD

Terms 125 year lease from 2005, with approximately 105 years remaining.

SERVICE CHARGE

Approximately £3,524.80 per annum, including buildings insurance, water charges, laundry and house manager services, together with maintenance of the lift, entry systems and gardens.

GROUND RENT

Approximately £395 per annum.

ADDITIONAL INFORMATION

The property has been virtually staged. A 1% fee is payable by the owner to the freeholder upon resale.

COUNCIL TAX

Band E

Information

- Tenure: Leasehold
- Council Tax Band: E
- Floor Area: 452.00 sq ft
- Current EPC Rating: B
- Potential EPC Rating: B



1 BEDROOMS



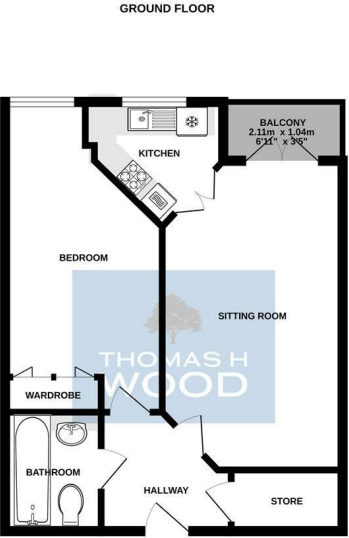
1 BATHROOMS



1 RECEPTION ROOMS



ENERGY RATING: B

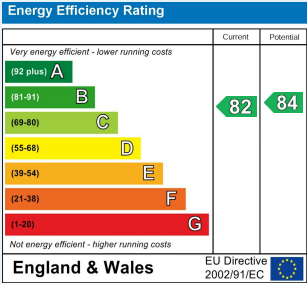


ONE BEDROOM, TOP FLOOR

TOTAL FLOOR AREA: 42.0 sq.m. (452 sq.ft.) approx.

While every effort has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, levels and other items are approximate and no responsibility is taken for any omission or misstatement. This plan is for guidance purposes only and should be used as such by the prospective purchaser. The services, fixtures and appliances shown here are not intended as a guarantee, as to their condition or otherwise, and the seller makes no warranty in this regard.

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



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