

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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.



THOMAS H WOOD
33.6 sq.m. (362 sq.ft.) approx.



GROUND FLOOR
33.6 sq.m. (362 sq.ft.) approx.

To book a viewing call 02920 626252

thomashwood.com



De Clare Drive,
Radyr, Cardiff,
CF15 8FY

A very well presented, one bedroom apartment on this popular development in the heart of Radyr. This first floor flat has a balcony to the rear and parking space for one car to the front. Ideally located within easy reach of the M4 and A470 motorways and a few minutes' walk from Radyr train station with easy links to Cardiff City centre. The accommodation briefly comprises an entrance hall, sitting room/kitchen, one double bedroom and bathroom.



ENTRANCE HALL
Via communal hallway. Painted walls and ceiling, Entryphone. Electric wall heater.

SITTING ROOM/KITCHEN
18'6" x 9'9" max
Beech effect units with marble effect worksurface and return. Single stainless steel sink and drainer with chrome mixer tap. Four ring electric hob, extractor hood over and single electric oven. Double glazed uPVC window to side, sliding doors to decked balcony. Painted walls and ceiling, recessed lighting, vinyl flooring. Space for fridge and freezer.

BATHROOM
6'7" x 6'5" max
White suite comprising a basin with chrome taps set into vanity unit, low level WC, bath with chrome taps and mixer shower over. Half tiled walls, painted walls and ceiling, vinyl flooring. Chrome heated towel rail. Shaver point and extractor fan.

- Features
- FIRST FLOOR APARTMENT
 - ONE DOUBLE BEDROOM
 - OPEN PLAN
 - BALCONY
 - ALLOCATED PARKING SPACE
 - WITHIN WALKING DISTANCE TO RADYR STATION
 - CLOSE TO A470 & M4

BEDROOM
12'10" x 8'11" max
Painted walls and ceiling. Double glazed uPVC window to rear. Airing cupboard containing hot water cylinder. Electric wall heater. TV point.

OUTSIDE
Allocated parking space.







TENURE
LEASE REMAINING - 106 YEARS 125 years from 2007
GROUND RENT - approx. £150 per annum (paid in instalments every 6 months)
SERVICE CHARGE - approx. £1700 - £1800 per annum (paid in instalments every 6 months)

COUNCIL TAX
Band C

- Information
- Tenure: Leasehold
 - Council Tax Band: C
 - Floor Area: 362.00 sq ft
 - Current EPC Rating: C
 - Potential EPC Rating: B



-  1 BEDROOMS
-  1 BATHROOMS
-  1 RECEPTION ROOMS
-  ENERGY RATING: C

