



43 Goetre Fawr, Radyr

£185,000 Leasehold

A delightfully presented ground floor apartment in the sought after area of Radyr, close to local amenities and Radyr Village, and only a short walk to Radyr Train Station. The accommodation briefly comprises; entrance hall with security entry system, open plan lounge/diner and kitchen, two bedrooms and bathroom. The property has gas central heating and allocated parking space. EPC Rating: C

Council Tax band: D

Tenure: Leasehold

Entrance Hallway

Approached via a wooden paneled effect fire door leading to entrance hallway. Intercom to communal entrance. Two large storage cupboards. Doors to all rooms. Window to rear. Radiator.

Kitchen/Living Room

19' 10" x 14' 8" (6.04m x 4.48m)

A beautifully presented open plan kitchen and living room. Kitchen appointed along two sides with a range of base and eye level units, attached breakfast bar island, below laminate worktops. Inset 1.5 stainless steel sink with side drainer and chrome mixer tap. Inset induction hob with oven below and extractor fan above. Washing machine to stay. Integrated low level fridge and freezer. Tiled splashback. Modern combi boiler to corner. Ample space for seating area. Bay window to front. Two windows to rear. Two radiators. Corner breakfast seating area with storage below.

Bedroom One

12' 11" x 9' 3" (3.94m x 2.81m)

A good sized primary bedroom overlooking the front entrance approach. Three door built in wardrobes. Radiator.

Bedroom Two

7' 2" x 9' 3" (2.18m x 2.83m)

A bright second bedroom overlooking front entrance approach. Radiator.

Family Bathroom

9' 5" x 5' 1" (2.86m x 1.56m)

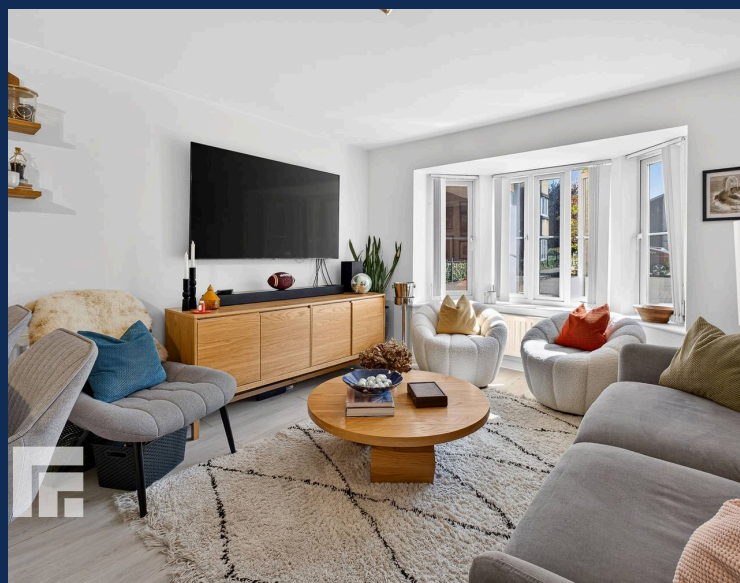
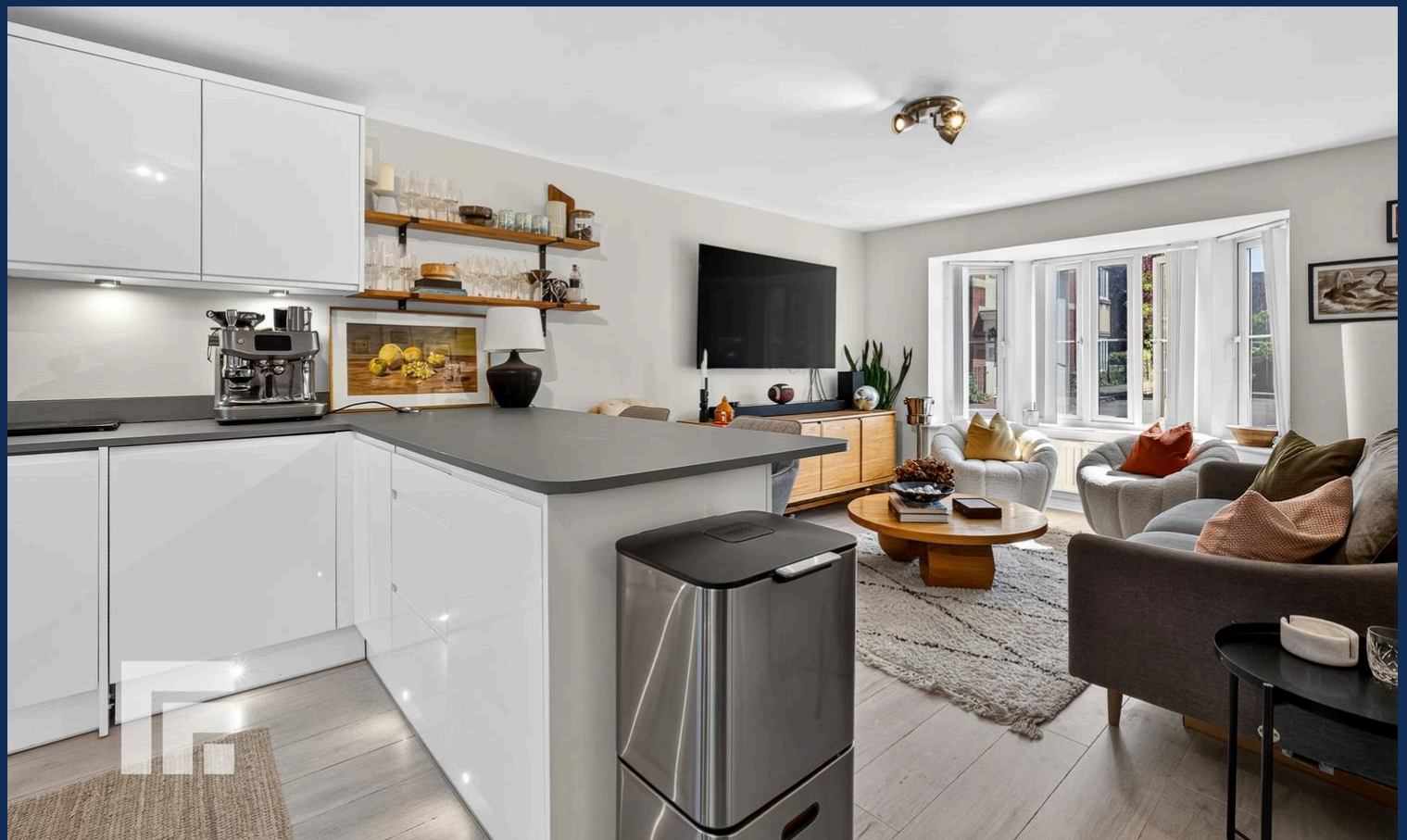
A modern suite comprising of low level wc, vanity wash hand basin with electric mirror and ample storage below. Walk in shower cubicle with twin black shower heads and glass screen. Tiled splashback. Matching wall mounted storage unit. Tiled flooring. Extractor fan. Black heated towel rail.

Tenure/Service Charge

Tenure Leasehold - 250 years from 2006 Service charge Approx. £1,997.36 per annum Ground rent Approx. £100 per annum

Additional Information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.

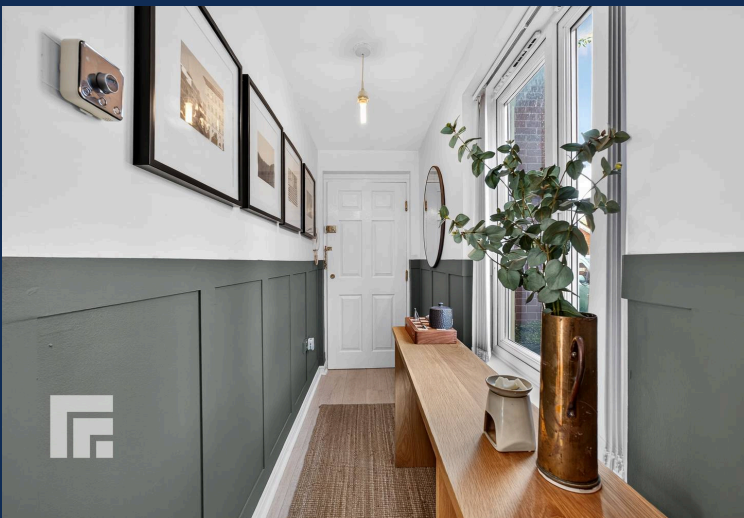
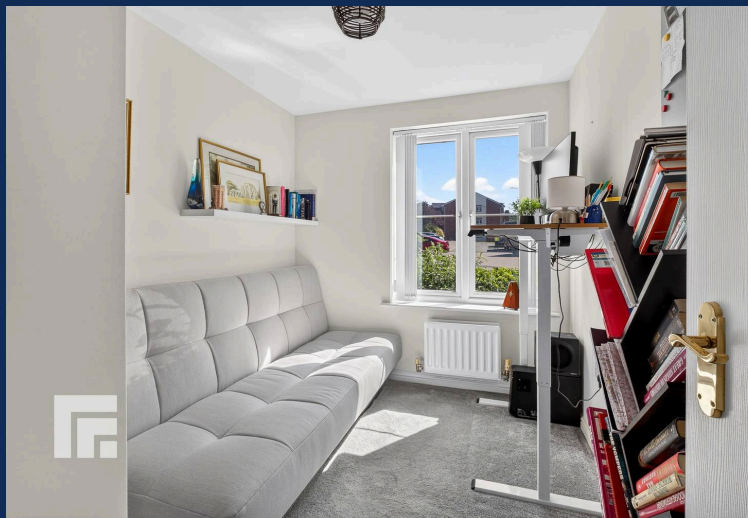




ALLOCATED PARKING

1 Parking Space

Allocated parking space.



RADYR 029 2084 2124

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



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