



## 39 Cwrt Brynteg Station Road, Radyr

£185,000 Leasehold

**\*\* TWO DOUBLE BEDROOM RETIREMENT APARTMENT \*\*** Located in the popular Cwrt Brynteg development, a McCarthy & Stone retirement development situated within the heart of Radyr village close to local amenities. A spacious first floor retirement apartment which is well maintained throughout. The accommodation comprises entrance hall, lounge/diner with french doors to the Juliet balcony, neat fitted kitchen, two double bedrooms and shower room. The development also benefits from a residents lounge, house manager, 24 hour care line, guest suite, lifts to all floors and a communal garden for all residents. Minimum age requirement is 60 years. EPC Rating:

tbc

Council Tax band: TBD

Tenure: Leasehold

## 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.

## GROUND FLOOR

### COMMUNAL ENTRANCE

Telephone intercom to all apartments, stairs and lifts to all floors.

## FIRST FLOOR

### ENTRANCE HALLWAY

Approached via a wood panelled entrance door with magic eye view finder to centre, spacious hallway, electric heater, two storage cupboard, large airing cupboard housing the hot water heater.

### LOUNGE

Dimensions: 22' 8" x 10' 6" (6.93m x 3.22m). An excellent sized principal reception with double opening french doors to the Juliet balcony, feature fireplace, electric heater, double doors to kitchen.

### KITCHEN

Dimensions: 7' 6" x 7' 0" (2.31m x 2.14m). Appointed along three sides in light fronts beneath round nosed worktop surfaces, inset stainless steel sink with side drainer, inset four ring hob with cooker hood above, integrated oven, integrated fridge, integrated freezer, wall tiling to splash back areas, window to front and eye level electric hot air heater.

## BEDROOM ONE

Dimensions: 15' 7" x 9' 2" (4.76m x 2.81m). Overlooking the entrance approach with additional window to side, a good sized double bedroom, electric heater and built out double wardrobe with mirror fronted door.

## BEDROOM TWO

Dimensions: 13' 0" x 9' 3" (3.98m x 2.84m). Aspect to front, a second double bedroom, electric heater.

## SHOWER ROOM

Dimensions: 6' 9" x 5' 5" (2.07m x 1.67m). Comprising low level wc, vanity wash basin with storage below, double width shower cubicle with chrome shower, wall tiling, electric towel heater, hot air heater and obscure glass window to side.

## COMMUNAL GARDENS

Well tended communal gardens with parking to the front.

## TENURE

Leasehold - 125 years from 2005.

## SERVICE CHARGE

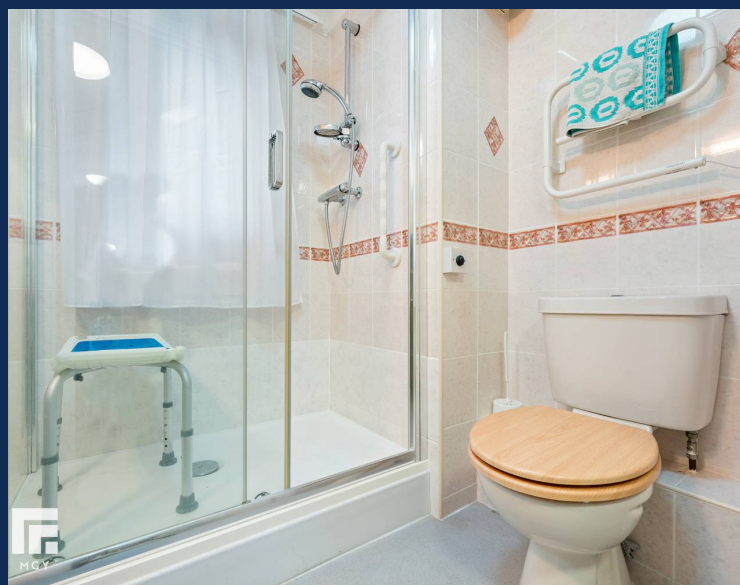
Approx £4,800 per annum which covers buildings insurance, water charges, laundry and house manager services, as well as maintenance of the lift, entry system and gardening services.

## GROUND RENT

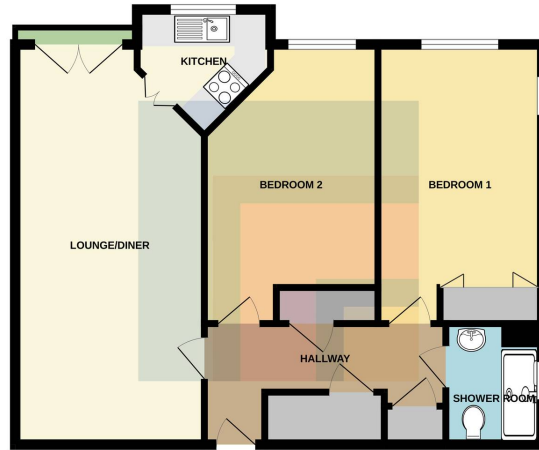
Approx £460 per annum.

## VIEWERS MATERIAL INFORMATION

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



FIRST FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA: 689 sq.ft. (64.0 sq.m.) approx.  
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