



46 Cwrt Brynteg Station Road, Radyr

£129,950 Freehold

** ONE BEDROOM TOP FLOOR RETIREMENT APARTMENT ** BALCONY ** NO CHAIN ** A bright second (top) floor apartment in the sought after retirement development built by McCarthy & Stone within the heart of Radyr Village, close to local amenities and transport links. Entrance hallway, lounge/diner with french doors opening to the balcony to front, double bedroom and a modern shower room. Electric heating. The development also benefits from a residents lounge, laundry room, 24 hour care line, lifts to all floors and communal gardens. No Chain. EPC

Rating: B

Council Tax band: TBD

Tenure: Freehold

GROUND FLOOR

COMMUNAL ENTRANCE

Telephone intercom to all apartments. Residents lounge at entry. Lift and staircase to all floors.

SECOND FLOOR

ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the spacious entrance hallway. Large airing cupboard housing the hot water tank.

LOUNGE AND DINER

Dimensions: 19' 2" x 10' 9" (5.86m x 3.28m). A good sized reception with space for seating and dining. Double opening french doors leading to the balcony overlooking the front. Feature fireplace. Double doors to kitchen.

KITCHEN

Dimensions: 7' 6" x 8' 8" (2.29m x 2.65m). With units and worktops to three sides. Inset stainless steel sink with side drainer. Inset four ring hob. Integrated oven. Integrated fridge. Integrated freezer. Matching range of eye level wall cupboards. Tiled splash back. Window to front. Eye level 'Dimplex' hot air heater.

BEDROOM

Dimensions: 15' 9" x 9' 2" (4.81m x 2.80 maxm). Overlooking the entrance approach, a good sized double bedroom. Fitted wardrobe with folding mirror doors. Electric heater.

SHOWER ROOM

Dimensions: 6' 9" x 5' 5" (2.06m x 1.66m). Modern white suite comprising low level wc, vanity wash basin with storage below, large walk in shower cubicle with chrome shower above. Full wall tiling. Recessed spotlights. Chrome heated towel rail.

COMMUNAL AREAS

Relaxing communal lounge with its own kitchen. Lawned communal gardens to the rear. Communal parking to the front.

TENURE

Leasehold - 125 years from 2005. 105 years remaining.

SERVICE CHARGE

Charges relating to the property are approximately £3524.80 per annum which includes insurance, water charges, laundry and house manager services as well as maintenance of the lift, entry systems and garden services.

GROUND RENT

Approx £395 per annum

ADDITIONAL INFO

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

DESCRIPTION

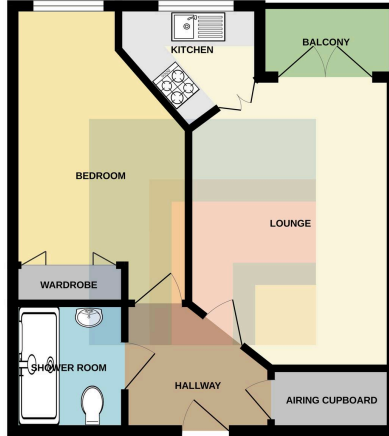
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LOCATION

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.



SECOND FLOOR
418 sq.ft. (38.9 sq.m.) approx.



TOTAL FLOOR AREA: 428 sq.ft. (39.9 sq.m.) approx.
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Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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