

28 CWRT BRYNTEG  
STATION ROAD  
RADYR  
CARDIFF CF15 8AB

£135,000



### RETIREMENT APARTMENT



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**\*\* GROUND FLOOR RETIREMENT FLAT WITH FRENCH DOORS TO COMMUNAL GARDEN \*\* SHOWER ROOM \*\*** A well presented one bedroom ground floor retirement apartment in the sought after Cwrt Brynteg retirement development in popular Radyr. Communal entrance hallway with residents lounge, kitchen and laundry room. Apartment entrance hallway with large airing cupboard, lounge and diner opening to kitchen with integrated appliances, spacious double bedroom with fitted wardrobes and a separate shower room. Electric heating, double glazing, emergency pull cords throughout. French doors to the communal gardens. No chain. EPC Rating:C

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 444 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **KITCHEN**

7' 6" x 7' 4" (2.31m x 2.26m)

With units and worktops to three sides. Inset stainless steel sink with side drainer. Integrated fridge. Window to rear. Inset four ring electric hob and oven. Matching eye level wall cupboards. Tiled splash back. Wall mounted dimplex electric heater.

#### **BEDROOM**

14' 11" x 9' 2" (4.55m x 2.81m)

Overlooking the communal garden, a good sized double bedroom. Built out wardrobe with mirrored doors. Electric heater.

#### **SHOWER ROOM**

6' 9" x 5' 6" (2.08m x 1.70m)

White suite comprising low level wc, vanity wash basin with storage below, large shower cubicle. Wall mounted electric heater, electric towel rail and extractor fan. Full wall tiling.

#### **COMMUNAL GARDENS**

Well tended gardens to rear with parking to front.

#### **ADDITIONAL INFORMATION**

Leasehold - 125 years from 2005.

Service charges

Approx. £3,133 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.

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

#### **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. Communal lounge and kitchen for residents use. Laundry room.

#### **GROUND FLOOR**

##### **ENTRANCE HALLWAY**

Approached via a wood panelled entrance door leading to the entrance hallway. Doors to all rooms. Airing cupboard housing the hot water tank. Communal entrance telecom unit.

##### **LOUNGE AND DINER**

19' 0" x 10' 8" (5.80m x 3.26m)

With french doors to the communal rear garden. Ample space for seating and dining. Feature electric fireplace. Double doors to kitchen. Electric heater.



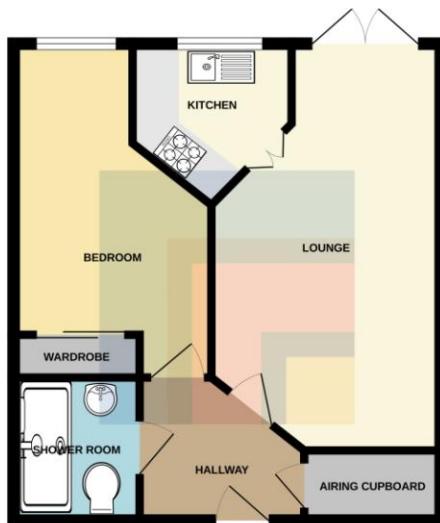
**M G Y . C O . U K**

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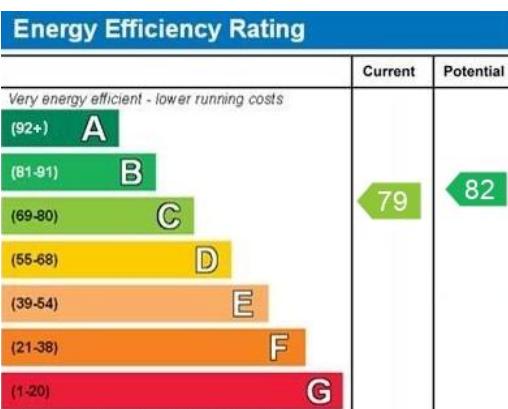


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GROUND FLOOR



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**RADYR 029 2084 2124**

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