



CWRT BRYNTEG, STATION ROAD
RADYR
CARDIFF CF15 8AB

ASKING PRICE OF

£125,000



RETIREMENT APARTMENT



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**** LOWER GROUND FLOOR RETIREMENT APARTMENT WITH BALCONY ** SHOWER ROOM** ** A delightful one bedroom retirement apartment in the modern McCarthy & Stone development within the heart of Radyr Village, close to local amenities and transport links. Entrance hallway, lounge/diner, kitchen, double bedroom and a shower room. Electric heating, double glazed windows. 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: C

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.

HALLWAY

Entered via solid wood front door with spyhole into hallway. Doors to lounge, bedroom and shower room. Storage cupboard housing tank, meters and shelving. Warden assist cord. Loft access.

LOUNGE

19' 1" x 12' 7" (5.82m x 3.85m)
Feature fireplace with inset coal effect electric fire. French doors with balcony. Electric storage heater. TV and telephone points. Warden assist cord. Newly carpeted. Double doors opening to:

KITCHEN

7' 10" x 7' 7" (2.4m (max) x 2.32m)
Modern fitted kitchen with a wide range of base and eye level units incorporating acrylic sink unit and complementary work surfaces. Fitted electric oven, hob and extractor fan over. Space for separate fridge and freezer. Warden assist cord. uPVC double glazed window with views over the communal gardens. Vinyl flooring.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 474 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM

14' 11" x 9' 2" (4.55m x 2.81m)
Fitted wardrobes with mirror doors. uPVC double glazed window to rear aspect. Electric storage heater. TV and telephone points. Warden assist cord.

SHOWER ROOM

7' 0" x 5' 6" (2.14m x 1.69m)
Double shower cubicle, low level WC and vanity unit with wash hand basin and cupboard below. Fitted mirror, light and shaver point. Heated towel rail. Extractor fan. Fully tiled walls. Vinyl flooring.

ADDITIONAL INFORMATION

Leasehold 125 years from 2005. 105 years remaining. Charges relating to this property are approximately £3524.80 per annum which includes building insurance, water charges, window cleaning, laundry and warden services as well as maintenance of the lift, entry systems and garden services.

Ground rent is approx. £395 per annum. (We have not checked the legal document to verify this.
The buyer is advised to obtain verification from their solicitor or surveyor).

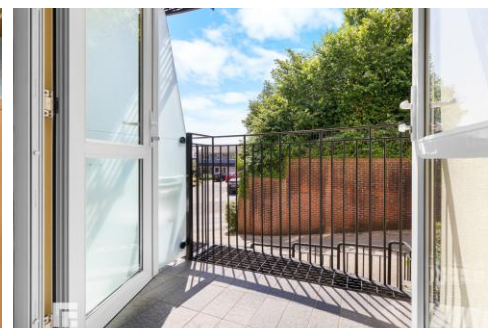
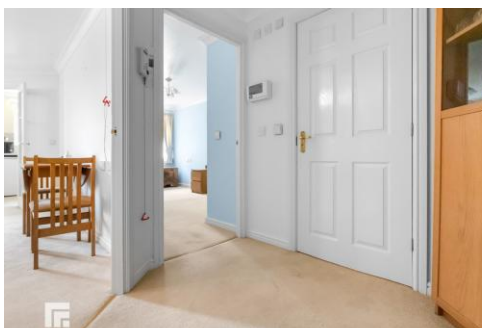
Please note that a 1% fee is payable by the owner to the freeholder when the property is sold on.

COMMUNAL AREAS

Relaxing communal area with its own kitchen and lawned communal gardens to the rear. Communal parking to the front.

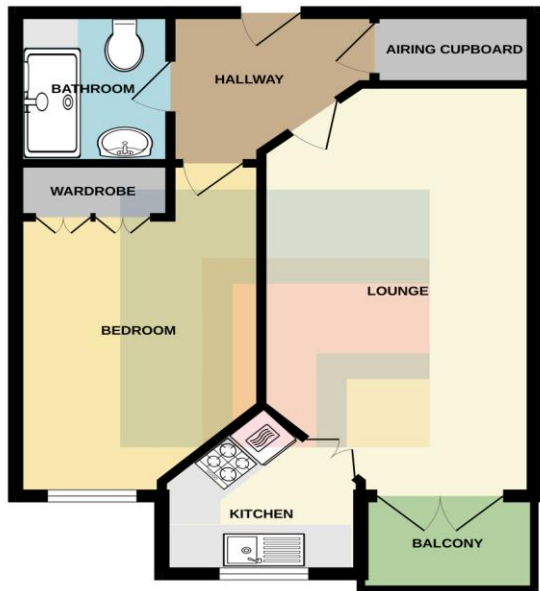


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GROUND FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA : 474 sq.ft. (44.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	80 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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



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