

**8 CWRT BRYNTEG**  
STATION ROAD  
RADYR CF15 8AB

ASKING PRICE OF  
**£130,000**



**RETIREMENT APARTMENT**



**1**



**1**



**1**



**1**

## **\*\*RETIREMENT APARTMENT WITH BALCONY\*\*SHOWER ROOM\*\*NO CHAIN\*\***

A well presented one bedroom retirement apartment on the lower ground floor in the sought after Cwrt Brynteg retirement development in popular Radyr. Communal entrance hallway with residents lounge, kitchen and laundry room. To the lower ground floor is 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. Balcony overlooking the delightful communal gardens. No Chain. EPC Rating: C

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 502 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

### **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.

### **COMMUNAL ENTRANCE**

Telephone intercom to all apartments, stairs and lifts to all floors. Communal lounge and kitchen for residents use. Laundry room.

### **APARTMENT**

#### **HALLWAY**

7' 8" x 6' 9" (2.34m x 2.08m)  
Entered via solid wooden door, hallway with large storage cupboard housing electric boiler and meters. Doors leading to all rooms.

#### **LOUNGE**

19' 7" x 10' 7" (5.98m x 3.23m)  
A spacious lounge, electric fire with wooden mantle piece and stone hearth. Storage heater. Door to hallway. Double doors to kitchen. Double French doors opening onto balcony.

### **KITCHEN**

7' 6" x 7' 0" (2.30m x 2.15m)  
Appointed along three sides, eye and low level cupboards beneath laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap, four ring 'AEG' electric hob, extractor hood, integrated high level single oven/grill, integrated fridge, space for freezer. Dimplex wall heater. Tiled splashbacks. uPVC window overlooking well maintained communal garden. Double doors into lounge.

### **BEDROOM ONE**

14' 8"(max) x 12' 10" (4.49m x 3.93m)  
A good sized bedroom with built in folding mirrored wardrobes, storage heater. Two uPVC double glazed windows to rear. Mountain View.

### **SHOWER ROOM**

6' 8" x 5' 5" (2.05m x 1.67m)  
Off white suite; low level WC, wash hand basin with built in vanity with dual chrome taps, wall mirror and light, double step in shower cubicle with chrome shower, flip down seat, glass sliding shower screen, half tiled walls and wall panelling. Dimpled wall heater, heated towel rail, extractor fan.

### **OUTSIDE**

Double French doors leading onto a private balcony. Tiled floor with cast iron metal bannister.

### **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.

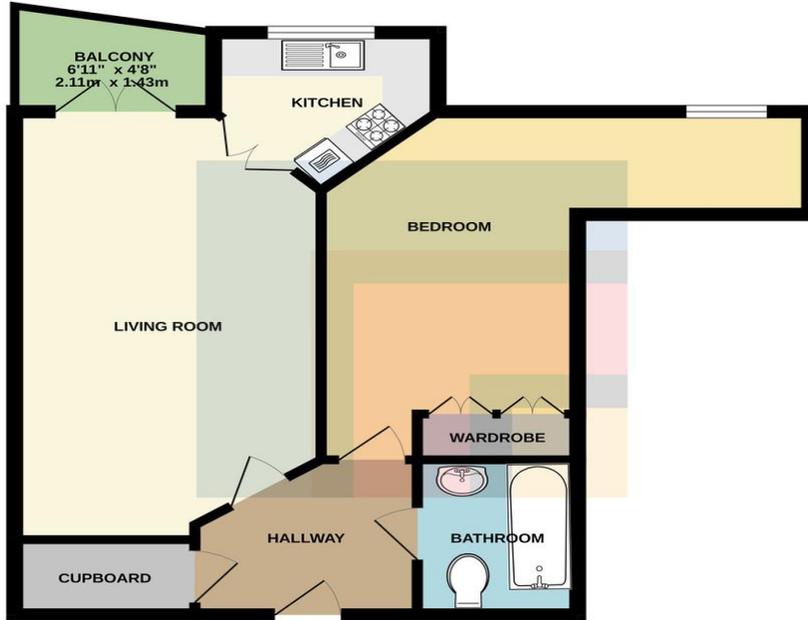


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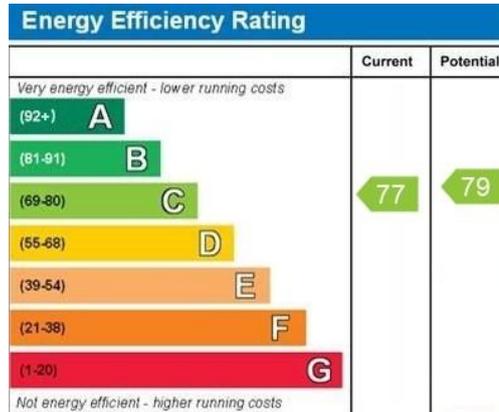


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GROUND FLOOR  
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA: 502 sq.ft. (46.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan 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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**RADYR 029 2084 2124**

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