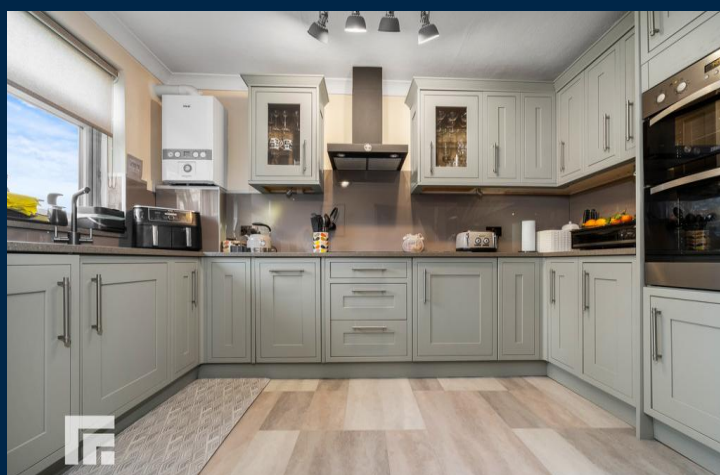




MAES-YR-AWEL
RADYR
CARDIFF CF15 8AX

ASKING PRICE OF
£225,000



GROUND FLOOR APARTMENT



2



1



2



1

TENURE: SHARE OF FREEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 768 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** BEAUTIFULLY PRESENTED TWO BEDROOM GROUND FLOOR APARTMENT**
**** MODERN KITCHEN AND SHOWER ROOM**
**** GARAGE **** A beautifully presented two double bedroom ground floor apartment in the sought after area of Radyr, being close to amenities and transport links including Radyr train station. Communal entrance, entrance hallway, cloakroom, modern fitted kitchen with quartz worktops and integrated appliances, large lounge with fitted shutters, two double bedrooms, both with fitted shutters and a family shower room. Gas central heating, double glazing. Communal gardens and parking. Garage. EPC rating: tbc

LOCATION

The property is situated in the sought after village Radyr. There are a number of local amenities including shops, restaurant, doctors and dentist surgeries, opticians, hairdressers, golf course, tennis club and other recreational facilities. Two excellent primary schools and is in the catchment area for Radyr Comprehensive school. There is easy access to the M4 Motorway and A470 and a regular bus service and train station in Radyr village itself.

GROUND FLOOR

Communal entrance hallway approached via a uPVC entrance door leading to the communal hallway. Staircase to all floors. Vinyl flooring.

ENTRANCE HALLWAY

Approached via a composite entrance door leading to the central hallway. Doors to all rooms. LVT tiled flooring.

LOUNGE

12' 9" x 12' 7" (3.90m x 3.85m)

With large picture window to front with fitted shutters overlooking the entrance approach. An excellent sized reception. Feature fireplace. Amtico flooring. Radiator.

KITCHEN

12' 11" x 11' 7" (3.96m x 3.55m)

Well appointed along three sides in panelled fronts with chrome bar handles beneath quartz worktop surfaces. Inset stainless steel sink with worktop side drainer. Inset four ring 'Neff' induction hob with cooker hood above. Integrated 'Zanussi' oven and grill. Integrated washing machine. Integrated slim line dishwasher. Integrated fridge freezer. Matching range of eye level wall cupboards. Two windows overlooking the communal

garden. Aluminium 'Mushroom' coloured splash back. Wall mounted 'ideal' combi gas central heating boiler with 'Hive' thermostat. Ample space for family dining table. Vertical radiator. Amtico flooring.

BEDROOM ONE

12' 7" x 11' 10" (3.86m x 3.63m)

Window to front with fitted shutters. A good sized primary bedroom. Range of fitted 'Sharps' wardrobes. Radiator.

BEDROOM TWO

15' 2" x 8' 5" (4.63m x 2.59m)

Overlooking the rear with fitted shutters to window, a good sized second bedroom. Amtico flooring. Radiator.

FAMILY SHOWER ROOM

11' 4" x 4' 9" (3.46m x 1.46m)

Modern white suite comprising low level WC, vanity wash basin with storage below, large shower cubicle with twin head chrome shower. Quality wood plank effect tiled walls and floors. Electric shaver point. Obscured glass window. Heated towel rail.

CLOAKROOM

White suite comprising low level WC, vanity wash basin with storage below. Wall tiling to half height. Obscured glass window. Radiator.

OUTSIDE

REAR GARDEN

With delightful area of lawns including a convenient lawned area directly to the rear of the apartment with wash line drying area.

PARKING

Communal parking to front.

GARAGE

With up and over access door. The garage is in the left hand block being the second from the right.

ADDITIONAL INFORMATION

Share of freehold with 999 year lease.

Service charge

Approx £125 per month.



MAES-YR-AWEL, RADYR, CARDIFF CF15 8AX



MAES-YR-AWEL, RADYR, CARDIFF CF15 8AX

GROUND FLOOR
768 sq.ft. (71.4 sq.m.) approx.



TOTAL FLOOR AREA: 768 sq.ft. (71.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Mapbox ©2023

RADYR 029 2084 2124

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



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

MGY.CO.UK