



**MAES-YR-AWEL**  
RADYR  
CARDIFF CF15 8AW

ASKING PRICE OF  
**£210,000**



## GROUND FLOOR APARTMENT



**2**



**1**



**1**



**1**

**\*\* TWO BEDROOM GROUND FLOOR APARTMENT \*\* NO CHAIN \*\* GARAGE \*\*** A bright and spacious ground floor apartment in a popular development in Radyr. Entrance hallway, lounge, kitchen and diner, two good sized bedrooms and a modern shower room. Gas central heating. Double glazing. Lawned communal gardens. Communal parking. Garage. EPC rating: C

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 689 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

The property is situated in the much sought after Radyr area of Cardiff. Local amenities include good schools at all levels, a parade of shops, restaurant, doctors, dentist and opticians, library, golf and tennis clubs. There is a regular bus service to and from the city centre and train station near to the property. The property is situated close to the Taff Trail with numerous cycle paths and nature walks to Cardiff and the surrounding areas.

#### COMMUNAL ENTRANCE

Large communal entrance hallway. Stairs to all floors and doors to all 6 apartments.

#### GROUND FLOOR

##### ENTRANCE HALLWAY

Approached via a composite entrance door with double glazed window to upper part, leading to the long entrance hallway. Laminate flooring. Radiator. Doors to all rooms.

##### LOUNGE

12' 9" x 12' 11" (3.90m x 3.94m)

With large picture window to the front, a good sized primary bedroom. Radiator.

##### KITCHEN AND DINER

12' 11" x 11' 7" (3.94m x 3.55m)

Kitchen and units to two sides. Inset 1.5 bowl sink with side drainer. Inset four ring hob with concealed cooker hood above and oven below. Plumbing for washing machine. Space for tumble dryer. Two windows to rear. Ample space for large dining table. Wall mounted 'Worcester' gas central heating boiler. Radiator.

##### BEDROOM ONE

12' 9" x 11' 11" (3.90m x 3.65m)

Overlooking the lawned communal front garden, a good sized primary bedroom. Wardrobes to one side. Radiator.

##### BEDROOM TWO

15' 2" x 8' 6" (4.63m x 2.61m)

Aspect to rear, a second double bedroom. Radiator.

##### SHOWER ROOM

8' 11" x 7' 8" (2.73m x 2.35m)

A sizeable and modern fitted shower room with white suite comprising low level wc, wash hand basin, walk in disability shower with seat and chrome shower above. Full wall tiling. Large linen cupboard with shelving. Radiator. Obscured glass window to rear.

##### OUTSIDE

##### COMMUNAL GARDENS

Lawned gardens to front and rear.

##### COMMUNAL PARKING

Parking spaces to front on a first come, first served basis.

##### GARAGE

With up and over access door. Being the fourth from the left in the second block of garages.

##### ADDITIONAL INFORMATION

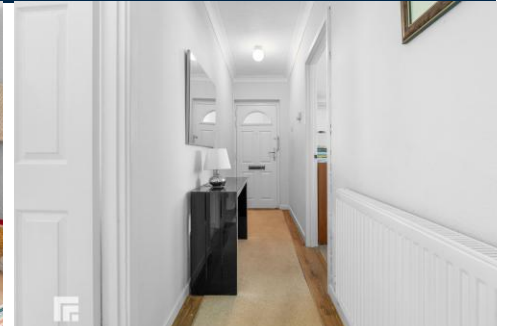
Leasehold - 999 years from January 1968 (942 years remaining).

Service charge - approx £120 per month.



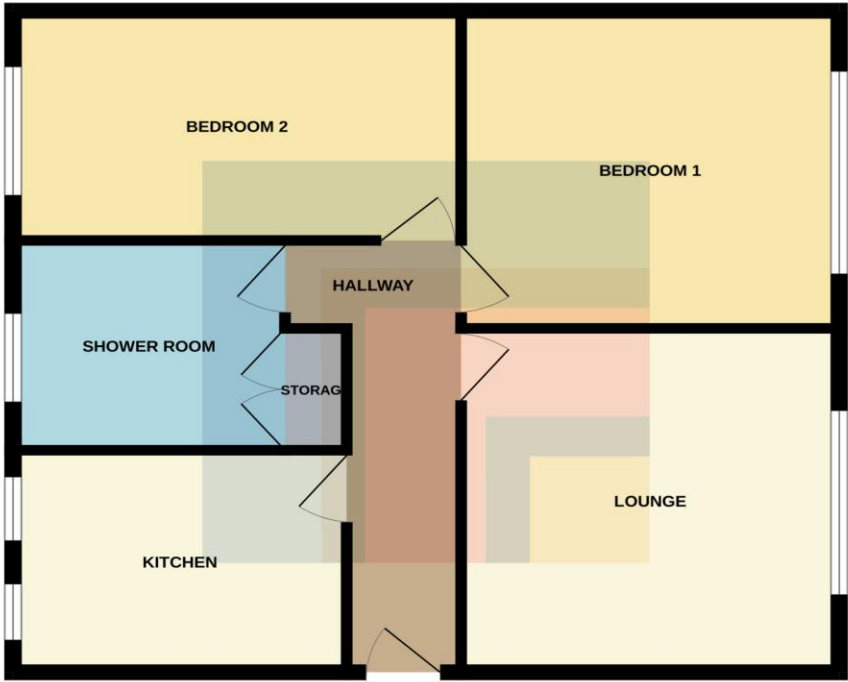


# MAES-YR-AWEL, RADYR, CARDIFF CF15 8AW



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GROUND FLOOR  
689 sq.ft. (64.0 sq.m.) approx.



TOTAL FLOOR AREA : 689 sq.ft. (64.0 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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