

45 Goetre Fawr,
Radyr, Cardiff, CF15 8ET



Estate Agents and
Chartered Surveyors

Asking Price Of

£177,500



First Floor Apartment

- 2
- 1
- 1
- 1

Property Description

**** FIRST FLOOR APARTMENT **** A well presented modern apartment situated close to local amenities at Radyr village plus train stations. The accommodation comprises hall, kitchen, lounge/diner, two bedrooms and bathroom. Allocated car parking space. EPC Rating: B

Tenure Leasehold

Council Tax Band D

Floor Area Approx 593 sq ft

Viewing Arrangements
Strictly by appointment

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by local amenities. These include a parade of shops, golf and tennis clubs, doctors and dentist, optician, restaurant and well regarded schools at all levels. the property is close to the Taff Trail, Train station and regular bus service to and from the City Centre.

COMMUNAL ENTRANCE

Entered via communal front door with telephone entry system. Stairs to all floors.

HALLWAY

Located on the first floor and entered via wooden front door. Two storage cupboards. uPVC double glazed window. Telephone entry system. Radiator.

KITCHEN

14' 8" x 8' 9" (4.487m x 2.684m)
Two uPVC double glazed windows. Fitted kitchen with range of base and eye level units incorporating stainless steel sink unit with drainer and mixer tap. Built in oven and gas hob with extractor hood over. Space for washing machine, tumble dryer and fridge freezer. Tiled splashbacks. Cupboard housing Combi boiler.

LOUNGE/DINER

12' 11" x 10' 11" (3.942m x 3.352m)
uPVC double glazed window. Two radiators. TV point and telephone point. Open plan with kitchen.

BEDROOM ONE

12' 10" x 9' 3" (3.922m x 2.828m)
uPVC double glazed window to front. Built in wardrobe.

BEDROOM TWO

9' 3" x 7' 0" (2.826m x 2.144m)
uPCV double glazed window. Radiator.

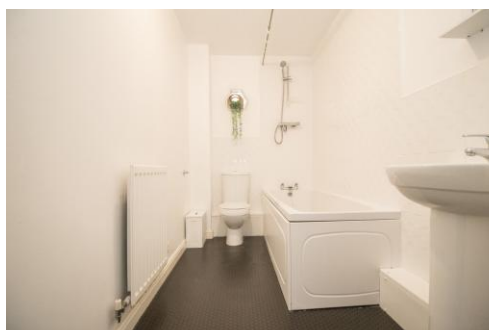
BATHROOM

Suite comprising panelled with shower over, vanity wash hand basin and low level wc. Extractor fan. Radiator. Shaver point.

LEASE DETAILS

We are advised that each apartment benefits from a 250 year lease from 2006 at a ground rent of £100 per annum. Service charge is approximately £1,800 per annum.

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FIRST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA: 593 sq.ft. (55.1 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	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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