

28 Dan-Y-Bryn Avenue, Radyr, Cardiff.



A spacious well-presented first floor two double bedroom apartment situated in a sought after area. The property comprises kitchen/breakfast room, living room, two double bedrooms and bathroom. Garden to rear and single garage. EPC - D. No Chain.

Guide Price £169,950 Leasehold

Ref: 16140

28 Dan-Y-Bryn Avenue, Radyr, Cardiff.

ACCOMMODATION

ENTRANCE HALL

Entered via an obscured Upvc glazed panel door, stairs to first floor, Upvc double-glazed window to side and fitted carpet.

LANDING

Entered via an obscured glazed panel door, fitted carpet, inset ceiling spotlight and radiator.

KITCHEN 11' 11" x 9' 4" (3.64m x 2.87m)

Fitted floor and wall units comprising cupboards and drawers, worktop over with breakfast bar and 1 1/2 stainless steel sink drainer unit with mixer tap over and tiled splash back. Integrated appliances include electric oven and grill, r-ring gas hob with stainless steel and glass cooker hood over, space and plumbing for washing machine and dish washer, space for fridge/freezer. Tile effect flooring, Upvc double-glazed window to rear and radiator.

LIVING ROOM 16' 10" x 12' 11" (5.15m x 3.94m)

Large Upvc double-glazed window to front, fitted carpet, coved ceiling, BT and TV points and radiator.

BEDROOM ONE 15' 0" x 10' 10" (4.59m x 3.31m)

Fitted carpet, large Upvc double-glazed window to front, coved ceiling, BT and TV point and radiator. Storage cupboard.

BEDROOM TWO 10' 1" x 12' 0" (3.08m x 3.66m)

Fitted carpet, Upvc double-glazed window to rear and radiator.

BATHROOM 8' 1" x 5' 10" (2.47m x 1.80m)

A white suite comprising panelled bath with shower over and glazed shower screen, hand held shower attachment to taps, pedestal wash hand basin, low-level WC, heated chrome towel rail, tile effect flooring, tiled walls, inset ceiling spots, Upvc obscured double-glazed window to rear, electric shaver socket. Airing cupboard with 'Baxi' combi boiler.

OUTSIDE

A rear garden mainly laid to lawn and single garage with up and over door.

TENURE

We are informed that the property lease has been extended with 136 Years remaining.



COUNCIL TAX

We are verbally informed by the Cardiff City Council that the property is within Band D.

POST CODE

CF15 8DD

MEASUREMENTS

All measurements have been taken by sonic tape and are approximate and should not be relied upon for carpets or furnishings as their accuracy cannot be guaranteed and could be subject to a small margin of error.

ENERGY PERFORMANCE CERTIFICATE

A full copy of the Energy Performance Certificate is available on request.

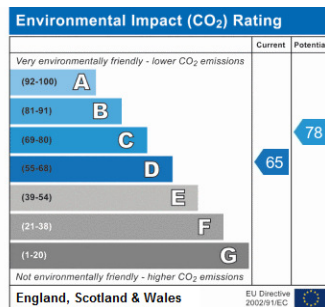
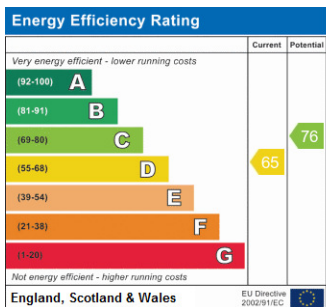
PROCEEDS OF CRIME ACT 2002

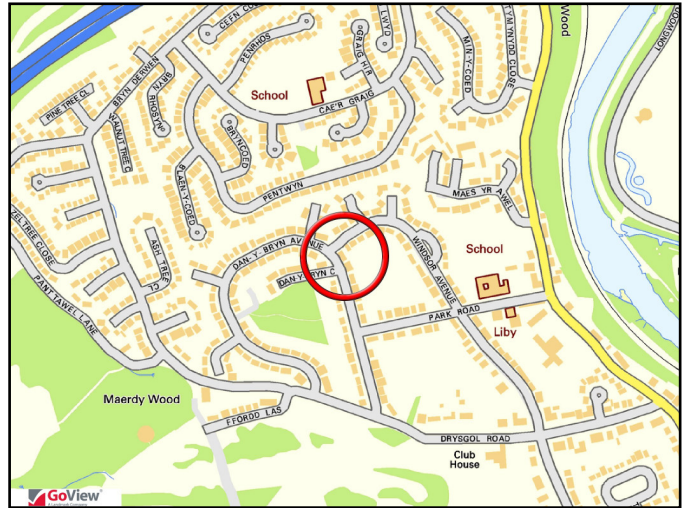
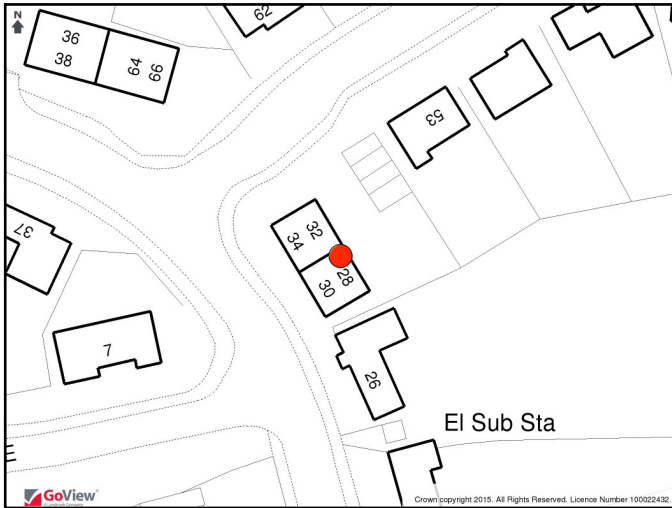
Watts and Morgan are obliged to report any knowledge or suspicion of money laundering to The National Crime Agency and should a report prove necessary may be precluded from conducting any further professional work without consent from The National Crime Agency.

VIEWINGS STRICTLY BY APPOINTMENT WITH THE
SOLE SELLING AGENTS
TEL: - 029 2071 2266

OR

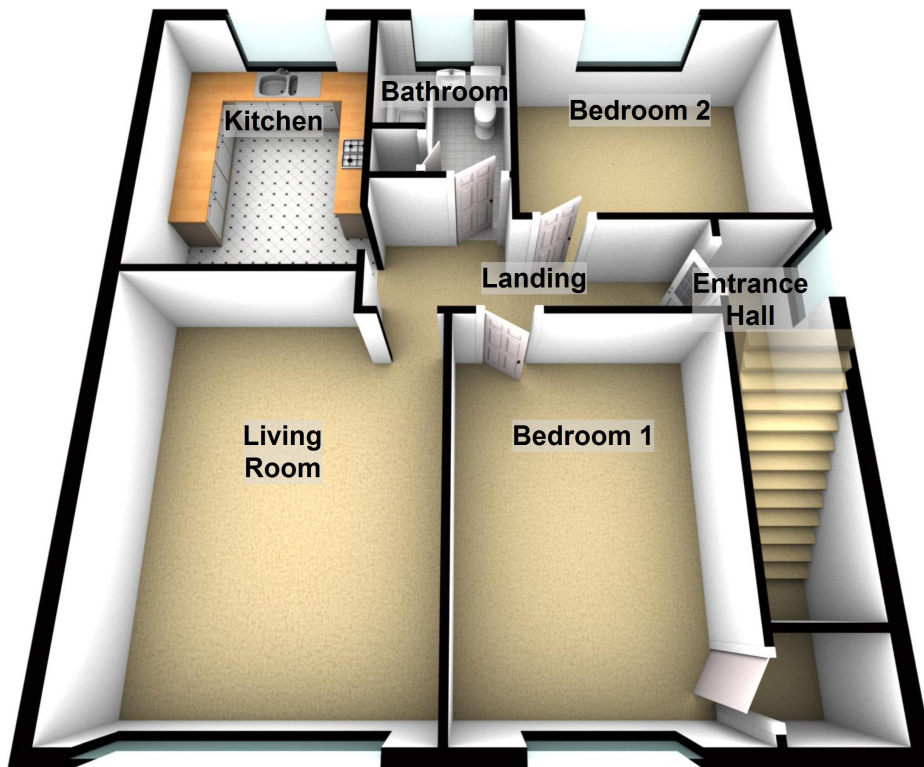
E-MAIL: - penarth@wattsandmorgan.co.uk





First Floor

Approx. 77.4 sq. metres (832.8 sq. feet)



Total area: approx. 77.4 sq. metres (832.8 sq. feet)