



6 CWRT BRYNTEG
STATION ROAD
RADYR CF15 8AB

ASKING PRICE OF
£125,000



APARTMENT



1



1



1



1

**** RECENTLY RECORATED AND NEWLY CARPETED ** ONE BEDROOM GROUND FLOOR APARTMENT ** NO CHAIN **A**
delightful one bedroom retirement apartment in the modern McCarthy & Stone development within the heart of Radyr Village, close to local amenities and transport links. Entrance hallway, lounge/diner, kitchen, double bedroom and a shower room. Electric heating, double glazed windows. The development also benefits from a residents lounge, laundry room, 24 hour care line, lifts to all floors and communal gardens. No Chain. EPC Rating: B

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 469 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 resident's use. Laundry room.

FIRST FLOOR

ENTRANCE HALLWAY

Approached via a wood panelled entrance door leading to the entrance hallway. Doors to all rooms. Airing cupboard housing the hot water tank. Communal entrance telecom unit.

LOUNGE AND DINER

19' 0" x 10' 8" (5.80m x 3.26m)
With french doors to paved terrace to front. Ample space for seating and dining. Feature fireplace. Double doors to kitchen. Electric heater.

KITCHEN

7' 6" x 7' 4" (2.31m x 2.26m)
With units and worktops to three sides. Inset stainless steel sink with side drainer. Integrated fridge and integrated freezer. Window to rear. Inset four ring electric hob and oven. Matching eye level wall cupboards. Tiled splash back. Wall mounted dimplex electric heater.

BEDROOM ONE

14' 11" x 9' 2" (4.55m x 2.81m)
Overlooking the communal garden, a good sized double bedroom. Built out wardrobe with mirrored doors. Electric heater.

SHOWER ROOM

6' 9" x 5' 6" (2.08m x 1.70m)
White suite comprising low level wc, vanity wash basin with storage below, large shower cubicle. Wall mounted electric heater, electric towel rail and extractor fan. Full wall tiling

COMMUNAL GARDENS

Well tended gardens to rear with parking to front.

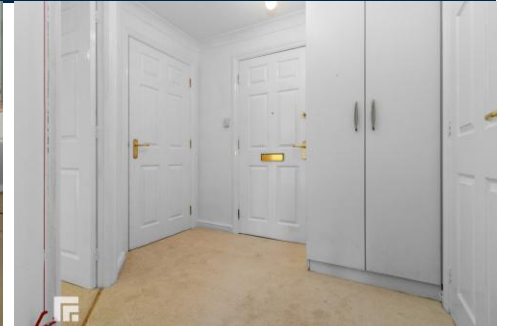
ADDITIONAL INFORMATION

Leasehold - 125 years from 2005.
Service charges
Approx. £3,400 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.

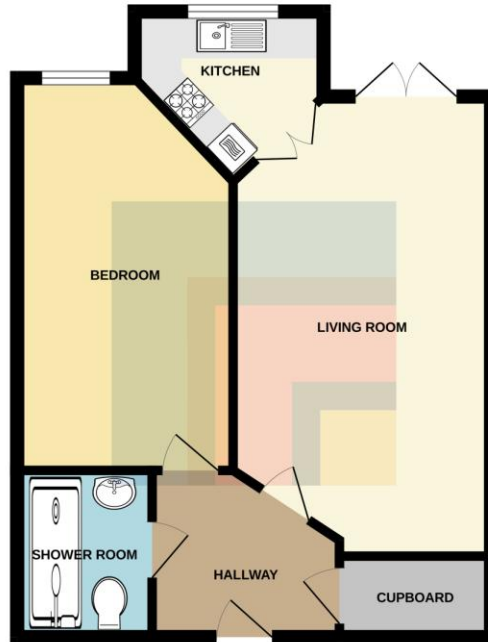


6 CWRT BRYNTEG, STATION ROAD, RADYR CF15 8AB



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GROUND FLOOR
469 sq.ft. (43.5 sq.m.) approx.



TOTAL FLOOR AREA: 469 sq.ft. (43.5 sq.m.) approx.
While 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 fixtures, fittings 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	83 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

RADYR 029 2084 2124

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



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