



## 6 Cwrt Brynteg Station Road, Radyr

£115,000 Leasehold

**\*\* 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 Council Tax band: TBD**

Tenure: Leasehold

## **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**

Dimensions: 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**

Dimensions: 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**

Dimensions: 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**

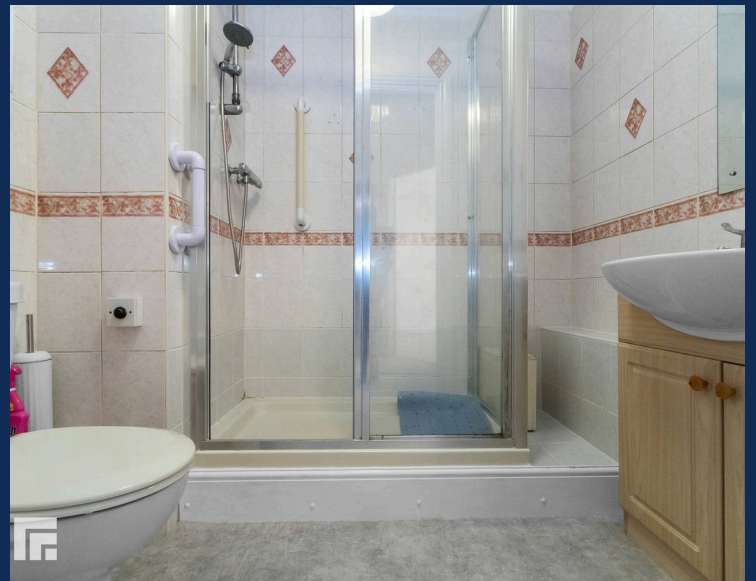
Dimensions: 6' 9" x 5' 6" (2.08m x 1.70m). White suite comprising low level wc, vanity wash basin with storage below, large shower cubicle. Wall mounted electric heater, electric towel rail and extractor fan. Full wall tiling

## **COMMUNAL GARDENS**

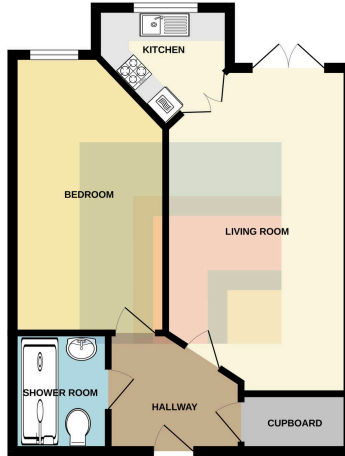
Well tended gardens to rear with parking to front.

## **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.



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



TOTAL FLOOR AREA - 469 sq. ft. (43.5 sq.m.) approx.  
While every effort has been made to ensure the accuracy of the floor plan, measurements of this, and other, spaces are for guidance only and should not be relied upon for any specific purpose. The service, system and equipment shown here are based on the plans and specifications of the architect and are subject to change without notice.

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