



6 Norfolk Court Maes-yr-Awel, Radyr

£220,000

****BEAUTIFULLY PRESENTED TWO BEDROOM TOP FLOOR APARTMENT**MODERN KITCHEN AND SHOWER ROOM**VIEWING ADVISED****An immaculately presented two double bedroom apartment for sale in the sort after area of Radyr. Hallway, spacious lounge with balcony, modern kitchen/breakfast room with integrated appliances, master bedroom, second double bedroom and large shower room. Communal parking area. EPC Rating: E Council Tax band: TBD

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 area.

COMMUNAL HALLWAY

Entered via a uPVC front door. Stairs leading to two floors.

HALLWAY

Entered via a composite door. Access to sizable roof space. Doors to all rooms

LOUNGE

Dimensions: 13' 1" x 12' 8" (4.01m x 3.88m). A good sized lounge. Radiator. Large uPVC window to front. Door opening onto balcony with tiled patio and metal balustrade.

KITCHEN/BREAKFAST ROOM

Dimensions: 13' 1" x 11' 7" (3.99m x 3.55m). Appointed along one side, a modern kitchen. High and low level cupboards beneath quality laminate worktops. Central island/breakfast bar; inset stainless steel sink with black mixer tap, integrated washing machine and integrated dish washer. Integrated four ring ceramic hob and extractor hood. Integrated microwave and integrated oven either warmer draw. Quality flooring. Modern radiator. Two uPVC windows to side.

BEDROOM ONE

Dimensions: 12' 8" x 12' 1" (3.88m x 3.69m). A spacious master bedroom. Built in sliding door wardrobes with mirror. uPVC window to front. underfloor heating.

BEDROOM TWO

Dimensions: 15' 3" x 8' 2" (4.65m x 2.50m). A second double bedroom. Radiator. uPVC window to rear.

SHOWER ROOM

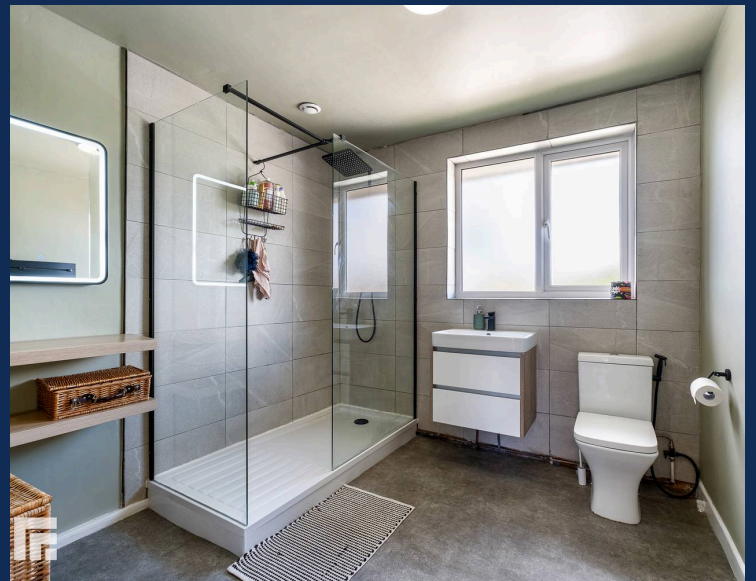
Dimensions: 9' 4" x 8' 5" (2.85m x 2.58m). Modern white suite; low level WC, wall hung ceramic ding with black mixer tap and vanity, double step in shower with dual headed black shower and glass screen. Built in cupboard. Vinyl flooring. Tiled splashbacks. Extractor fan. Heated towel rail. Obscured glass window to rear.

ADDITIONAL INFORMATION

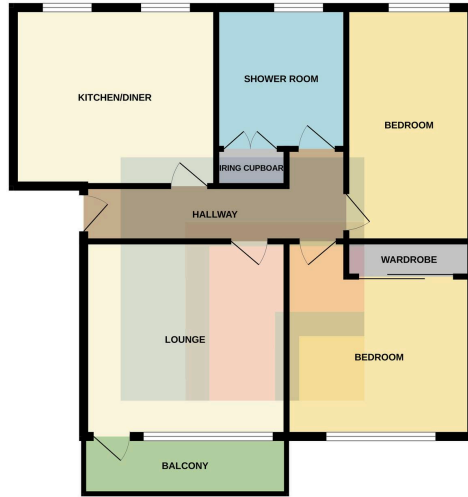
Leasehold: 941 years remaining Service Charges: £110 per month included building insurance, communal cleaning, up keep of grounds and maintenance

GARAGE

Garage is in the block directly behind Norfolk Curt being the second from the left while facing the garages.



SECOND FLOOR
763 sq.ft. (70.9 sq.m.) approx.



TOTAL FLOOR AREA: 763 sq.ft. (70.9 sq.m.) approx.
While every effort has been made to ensure the accuracy of the floor plan, the measurements of doors, windows, walls and any other items are approximate and it is recommended that you verify all dimensions or measurements. The floor plan is for illustrative purposes only and should not be used for any prospective purchase. The architect, engineer and other professionals have not been tested and no guarantee is made as to the accuracy of the floor plan.

You can include any text here. The text can be modified upon generating your brochure.