

## 1 Norfolk Court Maes-yr-Awel, Radyr

£210,000 Leasehold

TWO DOUBLE BEDROOM GROUND FLOOR APARTMENT WITH GARAGE **NO CHAIN** \*\* A beautifully presented two bedroomed ground floor flat in the sought after area, Radyr. Entrance hallway, lounge, kitchen/dining room, two double bedrooms, WC and shower room. The property also has a garage, communal gardens and non allocated parking. EPC Rating: TBC

Council Tax band: D

Tenure: Leasehold

### **COMMUNAL HALLWAY**

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

### **HALLWAY**

Entered via a modern composite door with obscured glass panel, a spacious hallway. Radiator. Doors to all rooms.

### **LOUNGE**

12' 10" x 12' 8" (3.91m x 3.85m)

A good sized lounge. Radiator. UPVC window to front.

### **KITCHEN/DINER**

13' 1" x 11' 7" (3.99m x 3.54m)

Appointed along three sides, wooden high and low level cupboards beneath laminate worktops, stainless steel 1.5 bowl sink with chrome mixer tap and side drainer, four ring ceramic hob with extractor hood, integrated oven, plumbing for washing machine, space for tumble dryer and fridge/freezer (Washing machine/tumble dryer/fridge/freezer to remain). Space for dining room table. Tiled splashbacks. Radiator. UPVC window to rear.

### **BEDROOM ONE**

12' 0" x 11' 11" (3.65m x 3.63m)

A spacious primary bedroom. Laminate flooring. Radiator. UPVC window to front.

### **BEDROOM TWO**

15' 2" x 8' 3" (4.63m x 2.51m)

A second good sized double bedroom. Cupboard housing 'Baxi' combi boiler. Radiator. Laminate flooring. UPVC window to rear.

### **CLOAKROOM**

5' 8" x 2' 11" (1.72m x 0.88m)

White low level WC. Half wall panelling. Radiator. Obscured glass window to rear.

### **SHOWER ROOM**

9' 1" x 4' 11" (2.76m x 1.50m)

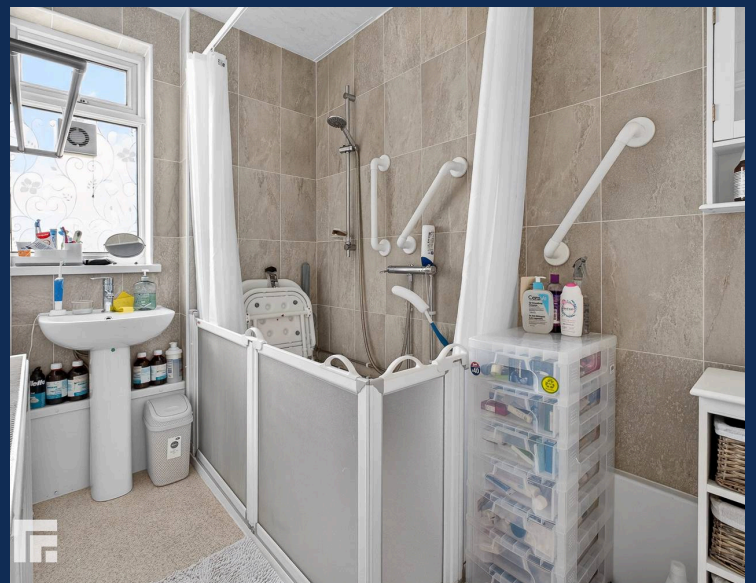
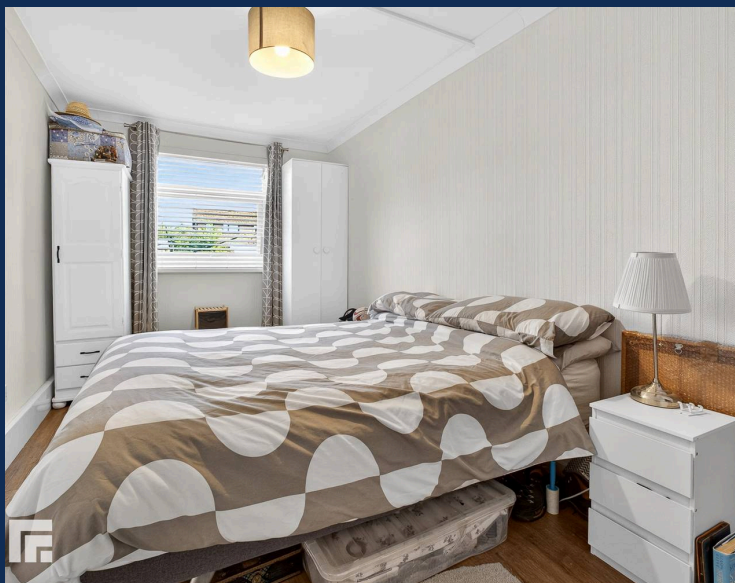
White suite; pedestal wash hand basin with chrome mixer tap, step in shower with chrome shower. Radiator. Tiled walls. Panelled ceiling. Built in storage cupboard. Extractor fan. Obscured glass window to rear.

### **ADDITIONAL INFORMATION**

Service charge- £1501 approx per annum included building insurance, communal cleaning, up keep of grounds and maintenance Leasehold- 941 years remaining approx All green spaces communal. Car park- Spaces are non allocated.

GARAGE

Single garage with up and over door.



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