



Flat 9, Harlech House Heol Isaf, Radyr

£195,000 Leasehold

A beautifully presented two bedroom second/top floor apartment in the sought after village of Radyr being a short walk from the village shops, train station and tranquil walks along the Taff Trail. Entrance hallway, access to part boarded roof space with lighting, large storage room, spacious lounge and diner, modern fitted kitchen and breakfast room, two good sized double bedrooms and there is a family shower room. Gas central heating. Double glazing. Communal gardens. Parking space. No chain. EPC rating: C

Council Tax band: D

Tenure: Leasehold

Ground Floor

Staircases to all floors.

Second Floor

Approached via a composite entrance door leading to the entrance hallway. Access to roof space part boarded roof space accessed via a drop down ladder with lighting. Quality laminate flooring. Radiator.

Storage

6' 8" x 6' 0" (2.03m x 1.83m)

An excellent sized storage room with fitted storage cupboards to eye level. Recessed spotlights. Power point.

Lounge And Diner

16' 10" x 12' 2" (5.12m x 3.72m)

Large picture window overlooking woodlands to the rear, a good sized reception with ample space for seating and dining. Quality laminate flooring. Two vertical radiators.

Kitchen And Breakfast Room

11' 0" x 9' 9" (3.36m x 2.98m)

Well appointed along four sides in light panelled fronts with chrome bar handles beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring gas hob with cooker hood above. Integrated oven. Plumbing for washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Worktop breakfast bar. Wall mounted 'Worcester' combi gas central heating boiler. Tiled splash back. Window to rear. Radiator.

Bedroom One

11' 5" x 11' 5" (3.47m x 3.47m)

An excellent sized primary bedroom with velux window to front. Quality laminate flooring. Vertical radiator.

Bedroom Two

11' 6" x 10' 6" (3.50m x 3.20m)

With velux to front, an excellent sized second double bedroom. Quality laminate flooring. Vertical radiator.

Family Shower Room

7' 2" x 6' 4" (2.19m x 1.94m)

Modern white suite comprising wash hand basin, low level wc, exceptionally large shower cubicle with chrome shower. Full wall tiling. Extractor fan. Obscured glass window to side. Radiator.

Additional information

AML Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



RADYR 029 2084 2124

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



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