



56 Fisher Hill Way, Radyr

£185,000 Leasehold

**** TWO BEDROOM FIRST FLOOR APARTMENT ** BALCONY ** LIFT **** A beautifully presented first floor apartment in a popular modern development in Radyr being a short walk from Radyr village and train station. Ground floor communal entrance, first floor entrance hallway, spacious lounge and diner, neat fitted kitchen, two double bedrooms, primary bedroom with glass fronted balcony overlooking Radyr Woodlands and a modern family bathroom with shower over bath. Electric heating. Communal lift and bin store. Parking space. EPC Rating: B Council Tax band: TBD

Tenure: Leasehold

DESCRIPTION

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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 and dentist, library, golf and tennis clubs, train station and regular bus service. The property is also close to the Taff Trail and has nearby links to the A470 and M4.

GROUND FLOOR

COMMUNAL ENTRANCE

Approached via a communal entrance door with telephone intercom to all apartments. Stairs to all floors. Lifts to all floors.

FIRST FLOOR LANDING

Approached via a wood grain finish entrance door leading to the long hallway. Doors to all rooms. Airing cupboard housing the hot water cylinder. Telephone intercom to communal entrance. 'Creda' electric storage heater.

KITCHEN

Dimensions: 9' 9" x 6' 10" (2.99m x 2.10m). Well appointed along three sides in woodgrain finish fronts beneath laminate worktop surfaces. Inset stainless steel sink with side drainer. Inset four ring hob with oven below and cooker hood above. Integrated washing machine. Space for fridge freezer. Matching range of eye level wall cupboards. Window to front. Recessed spotlights.

LOUNGE/DINER

Dimensions: 17' 0" x 11' 9" (5.20m x 3.60m). Large window overlooking Radyr woodlands with additional window to seat. Feature electric fire. Ample space for seating and dining.

BEDROOM ONE

Dimensions: 13' 0" x 11' 9" (3.98m x 3.60m). An excellent sized primary bedroom with french doors opening to the glass framed balcony overlooking Radyr woodlands. Fitted wardrobe. Electric heater.

BEDROOM TWO

Dimensions: 10' 10" x 7' 4" (3.31m x 2.25m). Overlooking the entrance approach, a second double bedroom. Electric heater.

FAMILY BATHROOM

Dimensions: 6' 10" x 6' 0" (2.09m x 1.85m). Modern white suite comprising low level wc, wash hand basin, panelled bath with chrome 'Mira' shower above and swivel glass shower screen. Wall tiling to splash back areas. Electric shaver point. Recessed spotlights. Obscured glass window to front. Chrome heated towel rail.

OUTSIDE

COMMUNAL AREAS

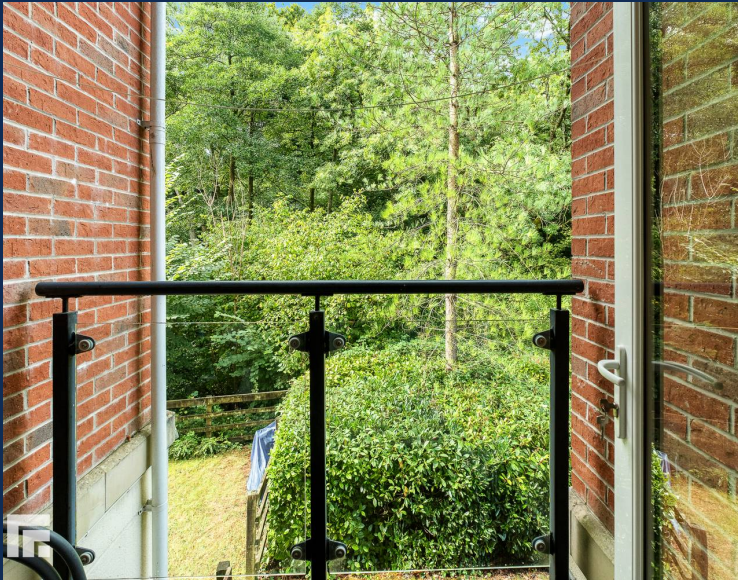
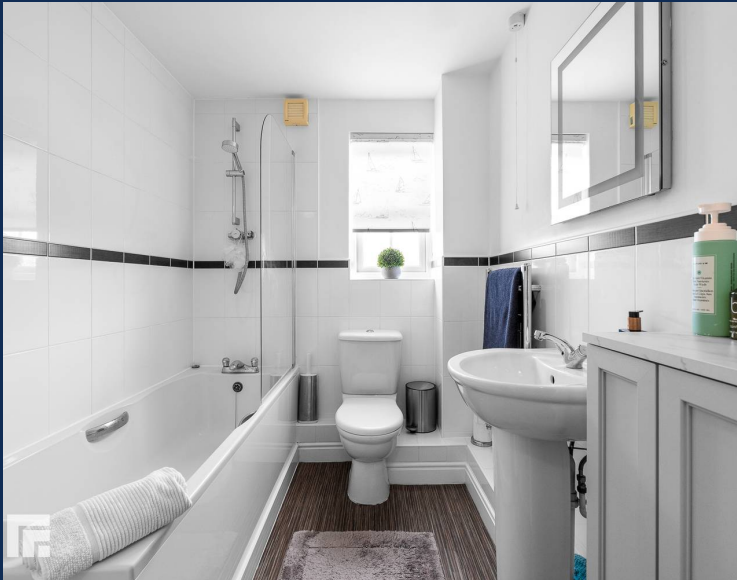
Lawn and hedgerow. Communal bin area.

PARKING

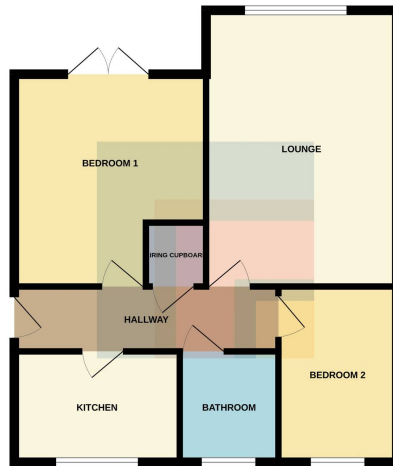
Parking space numbered 56.

TENURE

Leasehold - 125 years from 2005 (105 years remaining)
SERVICE CHARGE-£222.94 per month approx
GROUND RENT-£159 per annum.



GROUND FLOOR
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA: 605 sq.ft. (56.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms, corridors, stairs etc. may differ from the actual measurements. The floorplan is for information only and should not be relied upon for any purpose. The floorplan is not a legal document and does not constitute an offer of any property. The floorplan is not a legal document and does not constitute an offer of any property. The floorplan is not a legal document and does not constitute an offer of any property.

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