





16 Cwrt Ty-Mynydd, Radyr

£180,000 Leasehold

A first floor two double bedroom flat situated in a quiet area of Radyr Village very close to local amenities, with garage. Good transport and motorway links. Accommodation comprises of entrance hallway, lounge, kitchen, two bedrooms and bathroom. The property also benefits from gas central heating and double glazing. Single garage. Communal gardens. **NO CHAIN EPC Rating: C**

Council Tax band: D

Tenure: Leasehold

Entrance
Communal hallway with doors leading to all flats

Entrance Hallway
A good sized entrance hallway approached via wooden door with obscured glass window to side. Doors to all rooms. Two storage cupboards.

Kitchen
11' 11" x 7' 10" (3.63m x 2.39m)
Kitchen appointed along two sides with a range of base and eye level units below stone countertops. Inset 1.5 bowl sink with chrome tap. Integrated induction hob with hood above and electric oven below. Space for washing machine and drier. Cupboard housing combi boiler. Laminate floor. Window to front.

Lounge
16' 2" x 11' 11" (4.92m x 3.64m)
A very good sized lounge overlooking a section of green to rear. Radiator.

Bedroom one
12' 2" x 12' 4" (3.71m x 3.75m)
A good sized primary bedroom overlooking the rear. Two door built in wardrobes. Radiator.

Bedroom Two
12' 3" x 11' 5" (3.74m x 3.49m)
A good sized second bedroom overlooking the front entrance approach. Radiator.

Family Bathroom
7' 3" x 5' 5" (2.22m x 1.66m)
A white suite comprising of low level wc, pedestal wash hand basin with chrome mixer tap and vanity storage above. Panelled bath with chrome shower head, folding glass panel, tiled splash back. Half tiled walls. Obscured glass window to side. Chrome heated towel rail.

AML
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.

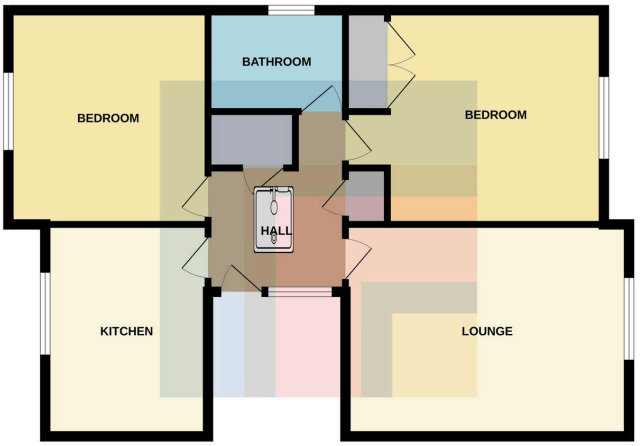
Additional Information
Leasehold 149 years remaining approx. Service Charge £127 a month.







FIRST FLOOR
752 sq.ft. (69.9 sq.m.) approx.



TOTAL FLOOR AREA : 752 sq.ft. (69.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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