





36 Cwrt Brynteg Station Road, Radyr

£125,000 Leasehold

FIRST FLOOR RETIREMENT FLAT A one bedroom first floor retirement apartment in the sought after Cwrt Brynteg retirement development in popular Radyr. Communal entrance hallway with residents lounge, kitchen and laundry room. Apartment entrance hallway with large airing cupboard, lounge and diner opening to kitchen with integrated appliances, spacious double bedroom with fitted wardrobes and a separate bathroom. Electric heating, double glazing, emergency pull cords throughout. French doors to Juliet balcony. No chain. EPC Rating: TBC

Council Tax band: E

Tenure: Leasehold

Communal Entrance
Telephone intercom to all apartments, stairs and lifts to all floors. Communal lounge and kitchen for residents use. Laundry room.

First Floor Landing

Entrance Hallway
Approached via a wood panelled entrance door leading to the entrance hallway. Doors to all rooms. Airing cupboard housing the hot water tank. Communal entrance telecom unit.

Lounge/Diner
19' 9" x 10' 8" (6.01m x 3.26m)
An excellent sized principal reception with double opening french doors to the Juliet balcony, feature fireplace, electric heater, double doors to kitchen.

Kitchen
7' 7" x 7' 0" (2.31m x 2.14m)
Appointed along three sides in light fronts beneath round nosed worktop surfaces, inset stainless steel sink with side drainer, inset four ring hob with cooker hood above, integrated oven, integrated fridge, integrated freezer, wall tiling to splash back areas, window to front and eye level electric hot air heater.

Bedroom
13' 11" x 9' 4" (4.23m x 2.84m)
Overlooking the entrance approach, a good sized double bedroom. Built out wardrobe with mirrored doors. Electric heater.

Bathroom
6' 10" x 5' 7" (2.08m x 1.70m)
White suite comprising low level wc, vanity wash basin with storage below, bath with overhead shower in situ. Wall mounted electric heater, electric towel rail and extractor fan. Full wall tiling.

Additional Information
Leasehold - 125 years from 2005. Service charges Approx. £3,400 per annum which covers buildings insurance, water charges, laundry and house manager services, as well as maintenance of the lift, entry system and gardening services. Ground rent Approx. £460 per annum. Please note that a 1% fee is payable by the owner to the freeholder when the property is sold on.

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.

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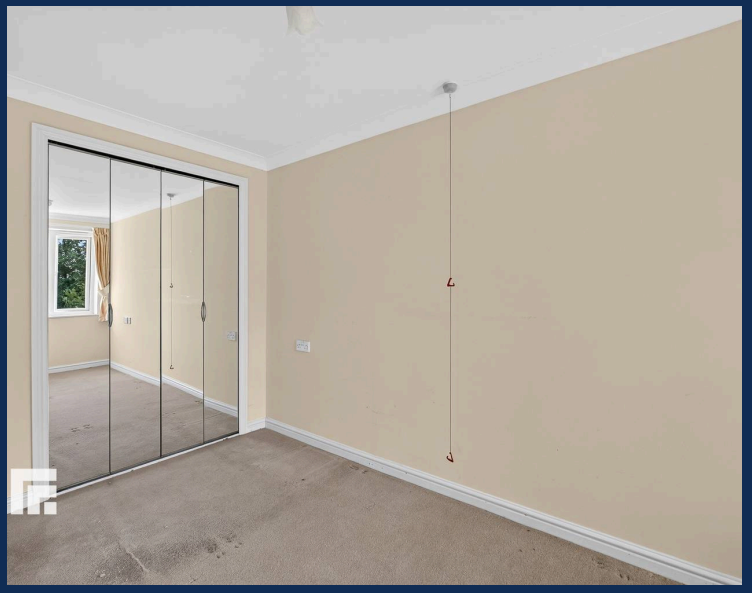
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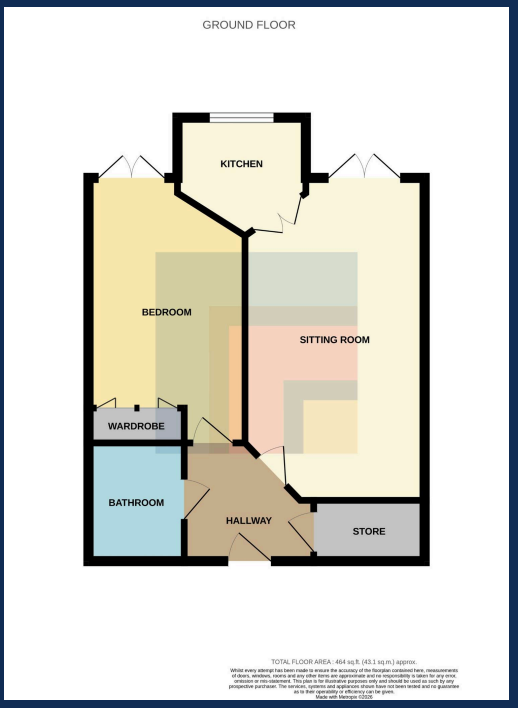
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RADYR 029 2084 2124

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

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

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