



39 Cwrt Brynteg, Station  
Road,  
Radyr, Cardiff  
CF15 2AR

Asking Price £185,000  
Retirement Property  
2 Bedrooms

Tenure - Leasehold

Floor Area - 732.00 sq ft

Current EPC Rating - B86

Potential EPC Rating - B86

A beautifully presented, two bedroom retirement apartment ideally located in the heart of Radyr Village. Constructed by McCarthy & Stone who specialise in providing over 55's, managed accommodation. The development is to a very high standard, the apartment block has a well decorated communal sitting room, clothes washing facilities and guest suites. The property also benefits from a house manager and emergency assist cords in each room. Situated on the first floor of the popular Cwrt Brynteg development, located close to Radyr train station and within walking distance of a parade of shops. To the front is parking for residents.

#### ENTRANCE HALL

Via heated communal hallway. Painted walls, coving, painted ceiling. Electric storage heater. Large integral cupboard containing hot water boiler, two further storage cupboards. Alarm controls. Emergency assist cord.

#### SITTING ROOM/DINER

7.10m x 3.2m (23'3" x 10'5")  
Painted walls, coving, painted ceiling. Electric storage heater. TV and phone points. Emergency assist cord. Double glazed French doors to front facing Juliet balcony. Feature stone mantelpiece with electric fire.

#### KITCHEN

2.32m x 2.23m (7'7" x 7'3")  
Beech effect units with marble effect worksurface and tiled splashback. Single stainless steel sink and drainer with chrome mixer tap. Four ring electric hob, integral freezer, integral fridge, extractor canopy over and single electric oven. Double glazed uPVC window to front. Painted walls, coving, painted ceiling, vinyl flooring. Emergency assist cord. Electric wall heater.

#### BEDROOM ONE

4.86m x 2.86m (15'11" x 9'4")  
Painted walls, coving, painted ceiling. Double glazed uPVC windows to side and front. Electric storage heater. Integral wardrobe with bi-fold mirrored doors. TV and phone points. Emergency assist cord.

#### BEDROOM TWO

4.66m x 2.81m (15'3" x 9'2")  
Painted walls, coving, painted ceiling. Double glazed uPVC windows to front. Emergency assist cord. Electric storage wall heater.

#### SHOWER ROOM

2.14m x 1.71m (7'0" x 5'7")  
White suite comprising basin with chrome taps set into beech effect vanity unit, low level WC, large shower cubicle with multiple grab rails, chrome mixer shower and glazed panels. Tiled walls, coving, painted ceiling, vinyl flooring. Extractor fan. Shaver light. Electric wall heater. White heated towel rail. Double glazed uPVC window to side and emergency assist button.

#### OUTSIDE

Secure well manicured gardens to the rear, with peaceful views to Castell Coch.

#### TENURE

Leasehold - Terms of Lease 127 year Remaining  
Ground Rent - £500 p.a.  
Service Charge £3500 p.a.

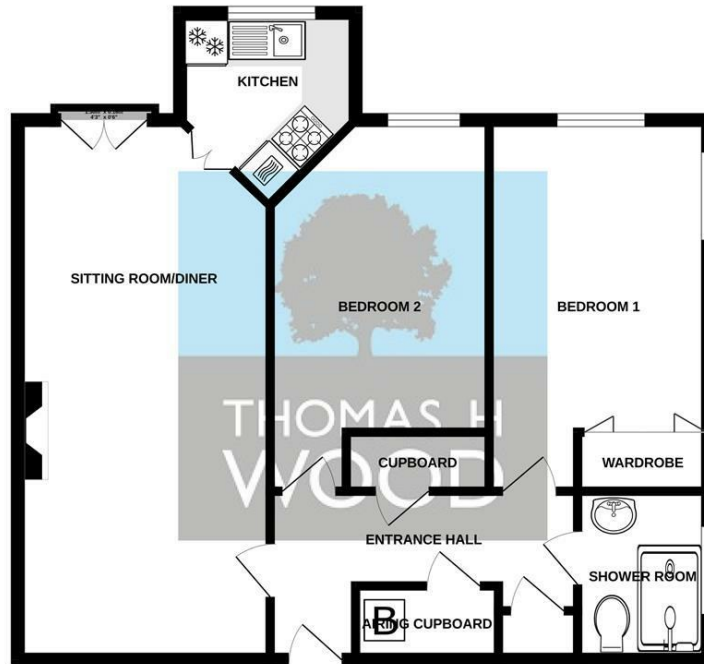
#### COUNCIL TAX

Band F



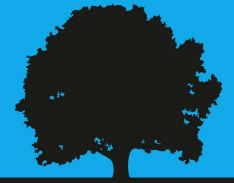


GROUND FLOOR



TOTAL FLOOR AREA : 68.0 sq.m. (732 sq.ft.) approx.

While 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 fixtures, systems and appliances shown here are not listed and no guarantee as to their operability or efficiency can be given.  
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THOMAS H  
WOOD

CONTACT

EMAIL

sales@thomashwood.com

TELEPHONE

02920 626252

WEBSITE

www.thomashwood.com

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	86	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	