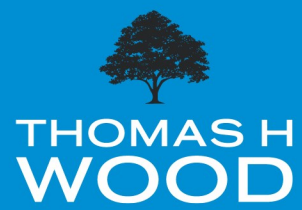




Cwrt Brynteg, Station Road,  
Radyr, Cardiff,  
CF15 8AB



Asking Price  
£185,000

2 Bedrooms  
Retirement Property



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

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.

## Features

- RETIREMENT APARTMENT
- FIRST FLOOR
- TWO BEDROOMS
- COMMUNAL LAUNDRY & SITTING ROOM
- PRIVATE GARDENS
- OFF ROAD PARKING
- CLOSE TO LOCAL AMENITIES
- VIEWING RECOMMENDED
- NO ONWARD CHAIN

### KITCHEN

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**

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**

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**

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 years Remaining  
Ground Rent - £500 p.a.  
Service Charge £3500 p.a.

**COUNCIL TAX**

Band F

Information

- Tenure: Leasehold
- Council Tax Band: F
- Floor Area: 732.00 sq ft
- Current EPC Rating: B
- Potential EPC Rating: B



2 BEDROOMS



1 BATHROOMS



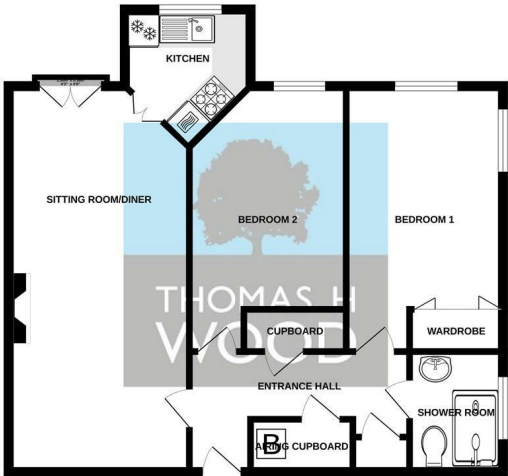
1 RECEPTION ROOMS



ENERGY RATING: B



GROUND FLOOR

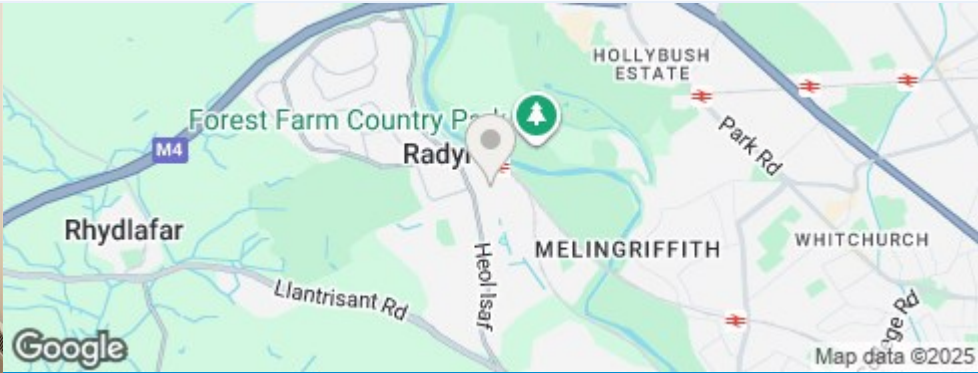


TOTAL FLOOR AREA - 68.0 sq.m (732 sq.ft) approx.  
Whilst every effort has been made to ensure the accuracy of the floor area measurements, the measurements are approximate and should not be relied upon for any purpose. The measurements are for guidance only and should not be used as a basis for any purchase or other financial decision. The measurements are for guidance only and should not be used as a basis for any purchase or other financial decision. The measurements are for guidance only and should not be used as a basis for any purchase or other financial decision.



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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



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