



9 CWRT BRYNTEG, STATION ROAD, RADYR,
CARDIFF. CF15 8AB

Large One Bedroom Flat situated in a purpose built retirement block developed by the well-known national builders McCarthy & Stone, this block being completed in 2005. Radyr is a well-regarded suburb of Cardiff located approximately four miles North West of the City Centre; local facilities are readily available with shops and other facilities on Station Road itself. Cwrt Brynteg is an imposing building with an elegant entranceway, a large communal lounge, separate laundry room, guest suite, an on-site manager and other facilities associated with retirement homes.

The accommodation is well proportioned has the benefit of double glazing and Economy 7 heating and briefly comprises: Front door, Hall with a large storage cupboard off, large lounge with a Juliette Balcony, well fitted kitchen off, good size double bedroom and a central, fully tiled, bathroom with a three piece suite and an electric shower over a walk-in bath. The flat is well presented and is offered with newly fitted carpets.

**EASILY MAINTAINED RETIREMENT FLAT
WITH VIEW OF CASTELL COCH**

VIEWING BY APPOINTMENT

NO CHAIN

PRICE GUIDE: £89,950

ACCOMMODATION: Measurements have been taken with an electronic laser measure and may be approximate. They do not normally include bays, alcoves or raised flooring unless they form part of the living space or are otherwise stated

HALL: (4'0 x 9'3) Front door with stained and leaded glass panel. Panelled doors to all rooms. Built in store cupboard (3'0 x 5'6), coving & ceiling light fitting.

MAIN LOUNGE: (17'6 x 10'3) Window to side, Double glazed Upvc doors to Juliette Balcony with attractive outlook over the gardens and with a view of Castle Coch. Wall mounted electric heater, feature coal effect electric fire set in it's own surround, curtain rail, ceiling light. Double Doorway to

KITCHEN: (7'3 x 7'0) Double glazed Upvc window to rear with view as above, Range of fitted units comprising, cupboards, drawers and work surfaces, built-in sink unit, built in four ring electric hob with extractor over, freezer under, separate built-in oven, built in under surface fridge, three spot ceiling light fitting.

BEDROOM: (12'0 x 9'0) Double glazed Upvc window to rear with curtain poles above and view as above. Built in wardrobes with hanging rails and shelving. Ceiling light.

BATHROOM: (5'6 x 7'0). Suite in white comprising: Walk in shower cabinet with electric shower over, wash hand basin, low flush close coupled w.c. fully tiled walls, wall mounted electric heater, extractor fan, ceiling light and separate vanity light.

EXTERIOR

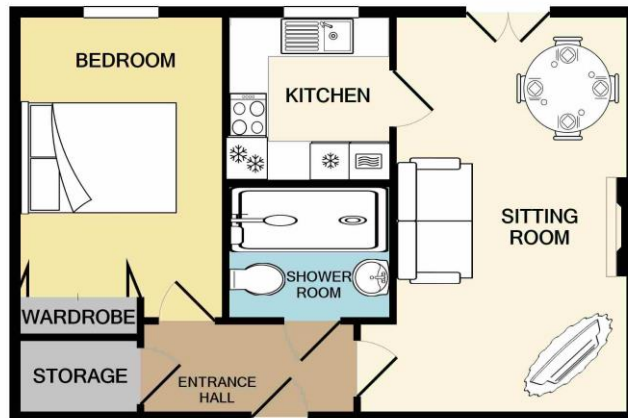
Maintained grounds with ample car parking to the front and gardens to the side and rear.

NB

The Lease provides that no sale is to take place to any person who is under the age limit of 60 years at the date of sale or such other age as the landlord may at its discretion permit. A person who is 60 or over can occupy if the meet the age limit their co-purchaser meets the joint age limit, which is 55.

TENURE: We understand the tenure to be Leasehold with 109 years remaining ,but you should have this checked by your own legal adviser. **NB:** There are power points throughout. We endeavour to make our details as accurate as possible, however, if there is any point of particular importance please contact ourselves, especially if you will be travelling some distance to view the property.

VIEWING: By appointment and normally accompanied by ourselves. We recommend that, if possible, prospective purchasers look at the exterior of any property prior to making an appointment. We regret we are not always able to arrange viewings for those wishing to view on behalf of another party. Our clients employ us to look after their best interests, which includes providing them with full details of offers made to purchase their property. Therefore to ensure that our obligations to our clients are met, we need to check the status of all potential purchasers who make an offer to purchase a property through this agency. If you are making a cash offer, we may require written confirmation of the source and availability of your funds in order that our clients may make an informed decision.



TOTAL APPROX. FLOOR AREA 474 SQ.FT. (44.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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