



2 York Court Maes-yr-Awel, Radyr

£160,000 Share of Freehold

Two double bedrooms ground floor apartment with communal gardens and communal parking. A two bedroomed ground floor flat in the sought after area, Radyr. Entrance hallway, lounge, kitchen/dining room, two double bedrooms, WC and shower room. The property also has communal gardens and communal parking. In need of upgrade but offering excellent potential. No chain. EPC Rating: TBC

Council Tax band: D

Tenure: Share of Freehold

Communal Entrance

Communal entrance door with large hallway and staircases to all floors.

Ground Floor

Entrance Hallway

Approached via a composite entrance door leading to the long hallway. Doors to all rooms.

Lounge

12' 11" x 12' 8" (3.94m x 3.85m)

With large picture window to front, a good sized primary reception.

Kitchen And Diner

12' 11" x 11' 9" (3.93m x 3.58m)

With units and worktops along three sides. Inset 1.5 bowl sink with side drainer. Inset four ring hob with concealed cooker hood above and oven below. Matching range of eye level wall cupboards. Two windows to rear. Ample space for dining table. Electric heater.

Bedroom One

12' 8" x 11' 11" (3.86m x 3.62m)

Overlooking the communal front garden, a good sized primary double bedroom. Built out wardrobe. Electric heater.

Bedroom Two

15' 3" x 8' 4" (4.66m x 2.53m)

Overlooking the rear communal garden, a good sized second bedroom. Electric heater.

Shower Room

8' 8" x 4' 7" (2.63m x 1.39m)

White suite comprising low level wc and walk in disability shower with seat with shower above. Full wall tiling. Obscured glass window to rear. Large airing cupboard housing the hot water cylinder.

Separate Cloakroom

Low level wc. Wall tiling to half height. Obscured glass window to rear.

Additional information

Share of freehold with 999 year lease from 1968. Service charge approx £130 per month. 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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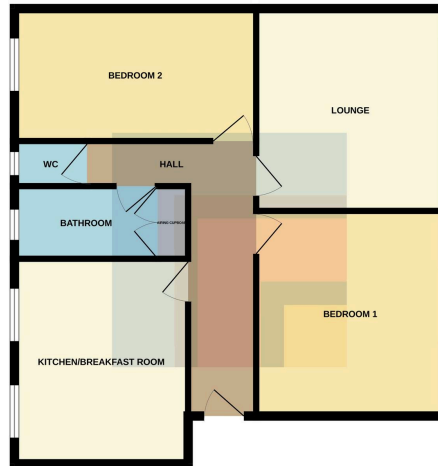
Shower Room

8' 8" x 4' 7" (2.63m x 1.39m)

White suite comprising low level wc and walk in disability shower with seat with shower above. Full wall



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of plans, drawings, and/or any other data are approximate and are not intended to represent the actual dimensions of the property. The actual, square and rectangular areas have not been measured and no guarantee is made for the accuracy of the floorplan and/or any other data.

RADYR 029 2084 2124

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



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