

Drysgol Road

| Radyr | Cardiff | CF15 8BU

DRYSGOL ROAD

Guide Price £145,000



No Chain! A very well presented one double bedroom ground floor garden apartment set back on this prestigious road in Radyr. This property would certainly make a perfect first time buy or anyone looking to downsize!

With a sunny aspect and views onto the well maintained gardens, the accommodation briefly comprises: Communal Entrance Hall, Hallway, Lounge/Diner with a Patio Door out onto the Patio Area and Communal Gardens, Modern Fitted Kitchen, One Double Bedroom and a Shower Room. The property further benefits from parking on a first come first serve basis.

Lynwood Court is placed on Drysgol Road and is located a stones throw away from Radyr Golf Club as well as being within walking distance to Radyr High Street which offer an array of local shops and amenities. There is also fantastic transport links via bus and rail to and from Cardiff City Centre.

Communal Entrance

Entrance door leading to the large communal hallway, door to the apartment and staircase to all floors.

Hall

Approached via a wood panelled entrance doorway, two storage cupboards and a radiator.

Lounge/diner

14' x 10'5
With window overlooking the garden and french door opening to delightful communal garden, built in storage cupboard with shelving above, space for sofa and dining table, two radiators.

Kitchen

6'11 x 6'2
A modern fitted kitchen appointed along three sides in light high gloss fronts beneath wood grain effect laminate worktop surfaces, inset stainless steel sink with side drainer, inset four ring gas hob with cooker hood above and oven

below, integrated washing machine, matching range of eye level cupboards, Space for fridge freezer, wall mounted ideal gas central heating boiler, wall tiling to splash back areas, window overlooking the lawned side garden and recessed spotlights.

Bedroom

10'4 x 9'0

Overlooking the communal garden, a good sized double bedroom, freestanding wardrobe with mirror fronted sliding doors to remain, radiator.

Wet Room

6'11 x 5'2

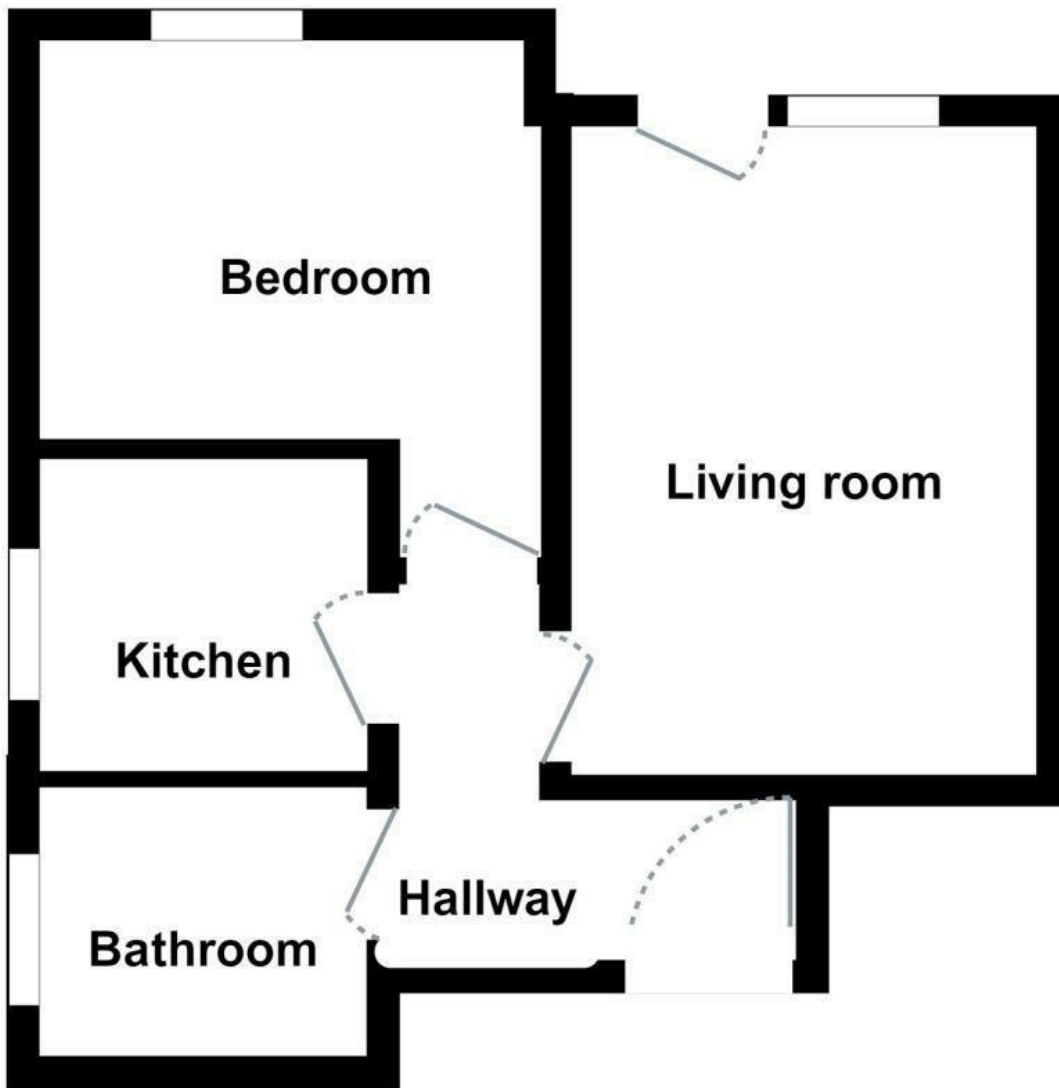
Modern white suite comprising low level wc, vanity wash basin with storage below, large shower area with chrome twin head shower dividing shower screen, full wall and floor tiling, obscure glass window to side, recessed spotlights, extractor fan and chrome heated towel rail.

Tenure and additional information

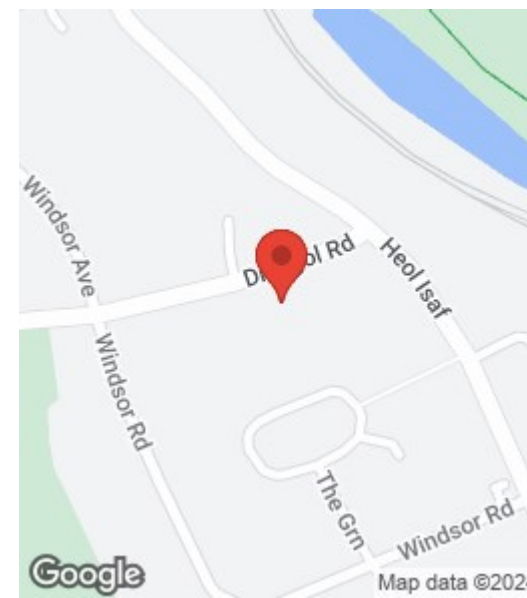
Tenure: Share of Freehold - With a lease of 999 years from January 2003 (vendors solicitor to confirm). Each apartment owner is a director of the management company.
Service Charges: approx £441.87 per half year .



Call Hern & Crabtree to arrange a viewing on **02920 555 198**



For illustration purposes only. Not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	60	76
England & Wales	EU Directive 2002/91/EC	



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.