

10 The Lodge, Drysgol Road,

Radyr, Cardiff, CF15 8FS



Estate Agents and
Chartered Surveyors

Asking Price Of

£399,950



Two Bedroom Apartment

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Property Description

**** MODERN FIRST FLOOR APARTMENT ** CLOSE TO RADYR VILLAGE ** WITH LIFT **** A well presented modern apartment offering spacious accommodation to include entrance hall, lounge, kitchen/diner, master bedroom with ensuite, second bedroom and bathroom. Fitted blinds throughout. Allocated parking and well maintained communal gardens. Close to Radyr village and train station. **** NO CHAIN ** EPC Rating B**

Tenure Leasehold

Council Tax Band G

Floor Area Approx 1,197 sq. ft.

**Viewing Arrangements
Strictly by appointment**

LOCATION

The property is situated in the sought after Radyr area of Cardiff which is well served by amenities. These include a parade of shops, golf and tennis clubs, doctors and dentists surgeries, optician, restaurant, two good primary schools and a comprehensive school. There is also a train station and regular bus service to and from the city centre.

GROUND FLOOR

COMMUNAL ENTRANCE

Communal front door accessed via security intercom system. Communal stairwell and lift.

FIRST FLOOR

ENTRANCE HALL

Approached via woodgrain finish front door with view finder to upper part, leading to the spacious entrance hallway, video intercom to main door, two storage cupboards, wood flooring and radiator.

LOUNGE

24' 9" x 15' 9" (7.55m x 4.82m)
Approached via double opening doors, an excellent sized principal reception with patio doors opening to the Juliet balcony overlooking the delightfully landscaped communal gardens, feature contemporary remote control operated wall mounted fireplace, glass block wall for maximising light between kitchen and lounge, window to side. Two radiators.

KITCHEN/DINER

18' 2" x 12' 1" (5.54m x 3.69m)
Approached via double opening doors appointed leading to the open plan kitchen/breakfast room, along three sides in high gloss fronts beneath granite worktop surfaces, inset stainless 1.5 bowl steel sink with worktop side drainer, inset 4 ring hob with curved glass extractor hood above, integrated 'Bosch' oven, integrated dishwasher with matching front, integrated washing machine with matching front, integrated fridge freezer with matching front, matching range of eye level wall cupboards, quality tiled flooring, window to side, ample space for dining table, radiator and patio doors to Juliet balcony.

BEDROOM ONE

19' 8" x 15' 10" (6.00m x 4.83m)
An excellent sized principal bedroom with patio doors opening to the Juliet balcony, additional window to side, radiator and door to ensuite.

ENSUITE

8' 2" x 5' 5" (2.51m x 1.66m)
Quality white suite comprising low level wc, wash hand basin, shower cubicle with chrome 'Mira' shower, full wall and floor tiling, extractor fan, obscure glass window to side, recessed spotlights and heated towel rail.

BEDROOM TWO

13' 8" x 12' 0" (4.17m x 3.68m)
A superb sized second double bedroom with patio doors opening to the Juliet balcony, radiator.

FAMILY BATHROOM

9' 9" x 6' 6" (2.98m x 2.00m)
Quality white suite comprising low level wc, wash hand basin, tile panelled bath, shower cubicle with chrome 'Mira' shower above, full wall tiling, tiled flooring, obscure glass window to side, extractor fan, recessed spotlights and chrome heated towel rail.

COMMUNAL GARDEN

Attractive open communal gardens mainly laid to lawn with paved areas and neat borders. A variety of well kept plants and shrubs

PARKING

One allocated parking space. Located directly ahead, centre space as you drive in.

COMMUNAL STORAGE SPACE

Shared communal storage space

LEASE DETAILS

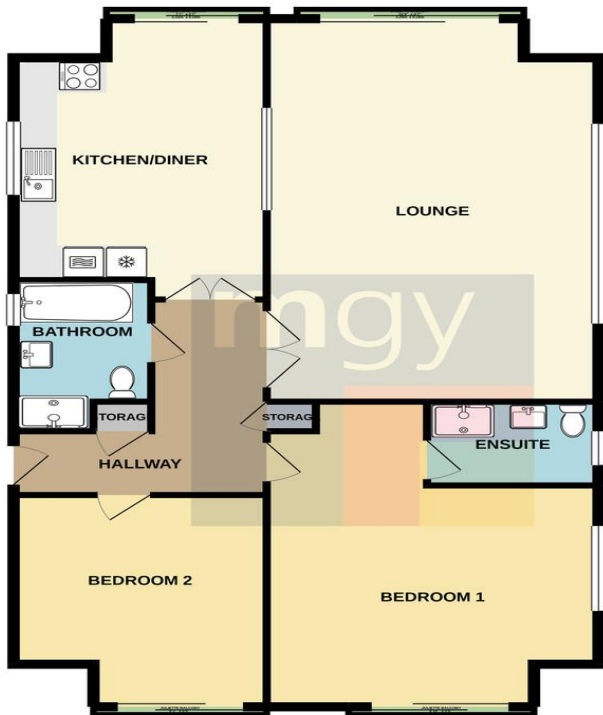
Leasehold - 125 years from 2010. Service Charge approx £2,194 per annum. Ground Rent approx £350 per annum.

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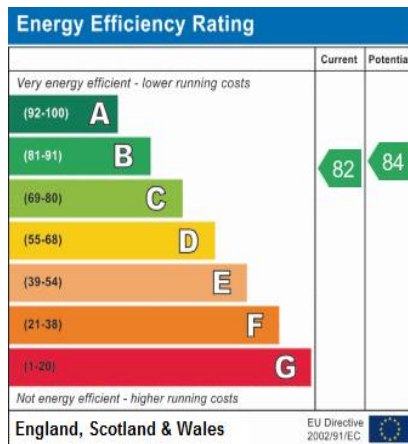
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FIRST FLOOR
1197 sq.ft. (111.2 sq.m.) approx.



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 sq.m.) approx.

Whilst 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 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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