



GROUND FLOOR
29 DRYSGOL ROAD
RADYR
CARDIFF CF15 8BT

ASKING PRICE OF
£399,950



GROUND FLOOR MAISONETTE



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TENURE: SHARE OF FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1216 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

**** GROUND FLOOR MAISONETTE ** TWO DOUBLE BEDROOMS ** FRONT GARDEN AND COURTYARD ** GARAGE ** CLOSE TO RADYR VILLAGE **** A light and spacious ground floor maisonette in the sort after area of Radyr. Entrance hallway, lounge, sitting room, dining/breakfast room, kitchen. Two double bedrooms and shower room. Beautifully maintained front garden, courtyard and garage. EPC Rating: D

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.

HALLWAY

15' 10" x 7' 11" (max) (4.83m x 2.43m)
Entered via glazed door into hallway. Parquet wood flooring. Doors to lounge, sitting room, and bedroom one. Storage cupboard. Radiator.

LOUNGE

18' 11" (into bay) x 17' 4" (into bay) (5.79m x 5.308m)
Lounge 5.79 into bay x 5.308 into bay
Feature uPVC double glazed bay window to front plus additional windows to front and side aspect. Two radiators.

SITTING ROOM

16' 6" (into bay) x 15' 8" (5.05m x 4.78m)
uPVC double glazed bay window to side. Wood flooring. Inset for feature fireplace. Radiator. Door to;

DINING/BREAKFAST ROOM

17' 1" x 9' 11" (5.23m x 3.04m)
Two uPVC double glazed windows to side. Radiator. Opening to kitchen, glazed door leading to shower room and bedroom two.

KITCHEN

14' 9" x 7' 10" (4.51m x 2.39m)
The kitchen is fitted with base and eye level units incorporating one and a half stainless steel sink with complementary granite work surfaces. Fitted electric hob, Neff oven, microwave and plate warmer. Integrated dishwasher, washer dryer and fridge. Cupboard housing modern gas boiler. Tiled splash backs and flooring. Spotlights. Extractor fan. uPVC double glazed window to side, with window and external door to rear courtyard.

SHOWER ROOM

7' 6" x 5' 4" (2.31m x 1.65m)
Low level WC, vanity enclosed wash hand basin and glass shower cubicle with mixer shower over. Fully tiled flooring and walls. Towel radiator. uPVC double glazed window to side.

BEDROOM ONE

uPVC double glazed window to rear. Feature fire inset. Fitted wardrobe. Radiator.

BEDROOM TWO

10' 10" x 9' 3" (3.31m x 2.84m)
uPVC double glazed window to side. Radiator.

OUTSIDE COURTYARD

Enclosed with boundary wall with gate providing right of way to garage.

FRONT GARDEN

A beautifully presented front lawn with mature trees and shrub borders.

GARAGE

An electric up and over garage door.

LEASE DETAILS

We are advised the lease is 999 years from 1983, with ground rent payable £10 per annum.

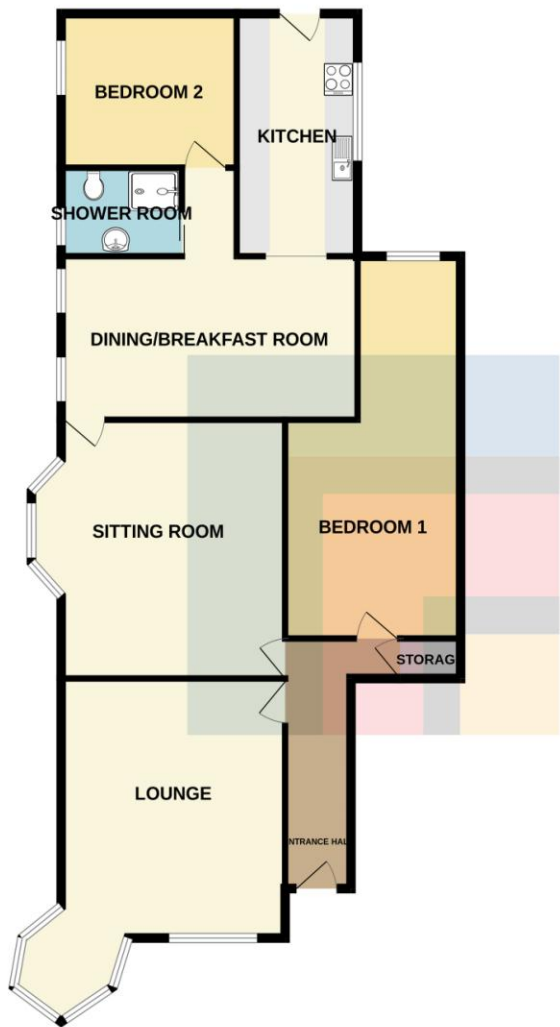


29 DRYSGOL ROAD, RADYR, CARDIFF CF15 8BT



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GROUND FLOOR
1216 sq.ft. (112.9 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA : 1216 sq.ft. (112.9 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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Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



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