



UPPER HOUSE
DRYSGOL ROAD
RADYR
CARDIFF CF15 8BT

OFFERS IN EXCESS

£399,950



MAISONETTE



3



1



2



2

TENURE: SHARE OF FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1824 SQFT

VIEWING: STRICTLY BY APPOINTMENT

**** DUPLEX MAISONETTE ** THREE DOUBLE BEDROOMS ** GARDEN AND GARAGE ****A beautifully presented three bedroom duplex maisonette in the heart of Radyr. Open porch way with wooden door leading into a spacious entrance hallway with staircase leading to the first floor landing. To the first floor; family lounge, sitting room, kitchen/dining room, WC and master bedroom. To the second floor; large landing area with eaves storage and two further double bedrooms. Garden to side and driveway and garage to rear. EPC rating: C

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

ENTRANCE TO FRONT

Archway with open porch. Door to front.

SECOND ENTRANCE

Door to side leading to a second hallway with stairs leading to the first floor.

ENTRANCE HALLWAY

Entered via a wooden door with obscured glass panel and window to side; hallway with parquet wood flooring. Built in bookcase to one side. Wooden quarter turning staircase to first floor with painted spindles. Wall panelling.

FIRST FLOOR

LANDING

Entered via a quarter turning staircase. Large built in storage cupboard with light. Radiator. Stairs leading to second floor. Doors to all rooms.

LOUNGE

18' 11"(max) x 17' 11" (max) (5.77m x 5.47m)

A spacious, light lounge. Wooden mantle piece with marble hearth. Three radiators. uPVC windows to front. Deep bay window into 'Turret'. Additional window to side.

SITTING ROOM/STUDY

10' 2" x 10' 1" (3.10m x 3.08m)

A second reception room currently being used as a study. Built in cupboard and book shelves. Radiator. Wood effect laminate flooring. uPVC window to front.

KITCHEN

13' 8" x 9' 11" (4.19m x 3.04m)

Appointed along three sides, white cottage style cupboards beneath solid wood worktops, stainless steel one and a half bowl sink with chrome mixer tap and side drainer, space for cooker, space for slim line dishwasher, space for fridge and freezer and space for washing machine. Wall hung combo boiler. Wall panelling to one side. Window to side. Archway through to dining room.

DINING ROOM

15' 1" x 10' 10" (4.62m x 3.32m)

A large dining room. Wall panelling. Two radiators. Access to roof space. Window to side. Door to landing space with steps leading down to back door. Wall panelling. Window to side.

BEDROOM ONE

16' 1" x 14' 1" (4.91m x 4.31m)

A good sized master bedroom. Double built in wardrobes. Radiator. uPVC bay window to side.

BATHROOM

7' 4" x 7' 2" (2.24m x 2.19m)

Traditional style white suite; low level WC, floor standing wash hand basin with twin chrome taps, back to wall free standing bath with twin chrome taps, double headed chrome shower and glass screen. Half wall panelling. Tiled splashbacks. Chrome heated towel rail. uPVC window to one side.

CLOAKROOM

Low level WC. Half wall panelling. Obscured glass window.

SECOND FLOOR

LANDING

A spacious landing. Radiator. Eaves storage. Velux window. Doors to all rooms.



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BEDROOM TWO

17' 0"(max) x 13' 6"(max) (5.20m x 4.14m)

A second double bedroom. Wall panelling to one side. Eaves storage. Radiator. uPVC window to side.

BEDROOM THREE

14' 0"(max) x 13' 11" (4.27m x 4.26m)

A good sized third double bedroom. Eaves storage. Radiator. uPVC arched window to front.

OUTSIDE

SIDE GARDEN

Gate to front with paved pathway leading to a side garden with mature shrubs. Metal gate to rear leading to driveway and garage

GARAGE

Single garage with up and over door.

ADDITIONAL INFORMATION

Share Of Freehold

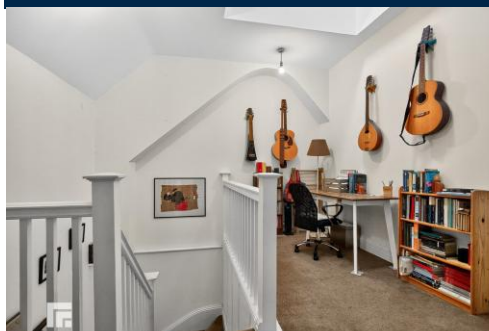
We are advised the lease is 999 years from 1983, with ground rent payable £10 per annum.



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GROUND FLOOR
145 sq.ft. (13.4 sq.m.) approx.

1ST FLOOR
1185 sq.ft. (110.1 sq.m.) approx.

2ND FLOOR
495 sq.ft. (46.0 sq.m.) approx.



TOTAL FLOOR AREA : 1824 sq.ft. (169.5 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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