





Flat 2, Marsham Court Drysgol Road, Radyr

£245,000 Leasehold

A beautifully presented two double bedroom apartment in the sought after area, Radyr. Entered via a communal hallway, being the first floor apartment of only three apartments overall. Entrance hallway, kitchen, spacious lounge/dining room, master bedroom, shower room, WC and second double bedroom. Large communal garden.
EPC Rating: C

Council Tax band: TBD

Tenure: Leasehold

Hallway
A spacious, welcoming hallway. Two radiators. Two built in storage cupboards. Obscured glass window to side.

Lounge/Dining Room
17' 11" x 11' 0" (5.45m x 3.35m)
A generous sized lounge/dining room. Feature fireplace with mantlepiece, and marble hearth. Radiator. Quality wood effect laminate flooring. Ample space for dining room table. UPVC window to rear with views.

Kitchen
12' 6" x 10' 0" (3.82m x 3.04m)
Appointed along two sides, eye and low level cupboards beneath wood effect laminate worktops, stainless steel sink with chrome mixer tap and side drainer, integrated four ring gas hob, integrated oven, space for fridge/freezer and plumbing for washing machine. Tiled splashbacks. Radiator. UPVC window to rear.

Cloakroom
5' 5" x 2' 11" (1.66m x 0.89m)
Modern, white, low level WC. Obscured glass window to side.

Shower Room
6' 0" x 5' 6" (1.82m x 1.68m)
White suite; wash hand basin with chrome mixer tap and vanity unit with mirror and lights. Shower cubicle with chrome shower and glass sliding screen. Chrome heated towel rail. Panelled walls. Spotlights. Obscured glass window to side.

Bedroom One
12' 8" x 11' 5" (3.86m x 3.48m)
A good sized primary bedroom. Radiator. Two UPVC windows to front.

Bedroom Two
15' 0" x 8' 11" (4.56m x 2.71m)
A second double bedroom. Radiator. Two UPVC windows overlooking the rear garden.

Additional Information
Annual service charge between freeholders costs £1200 per annum approx each.

AML
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.



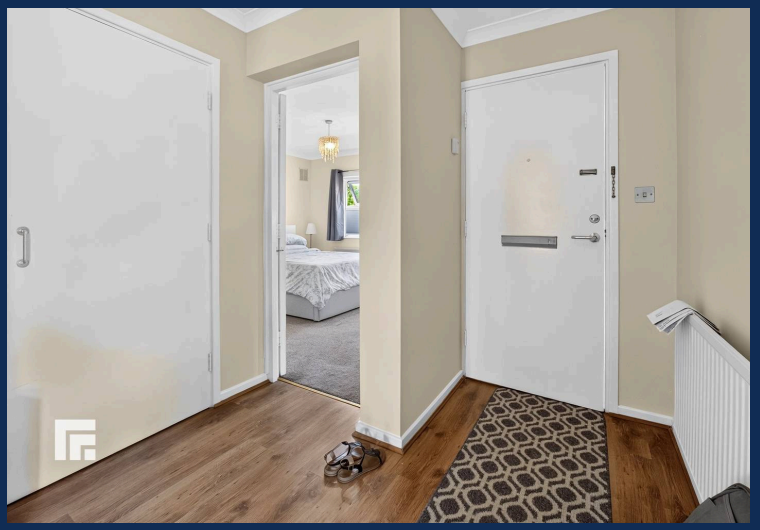
COMMUNAL GARDEN

A large, rear garden enclosed by a timber fence, wall and mature trees and shrubs. Timber gate to side for access.

DRIVEWAY

1 Parking Space

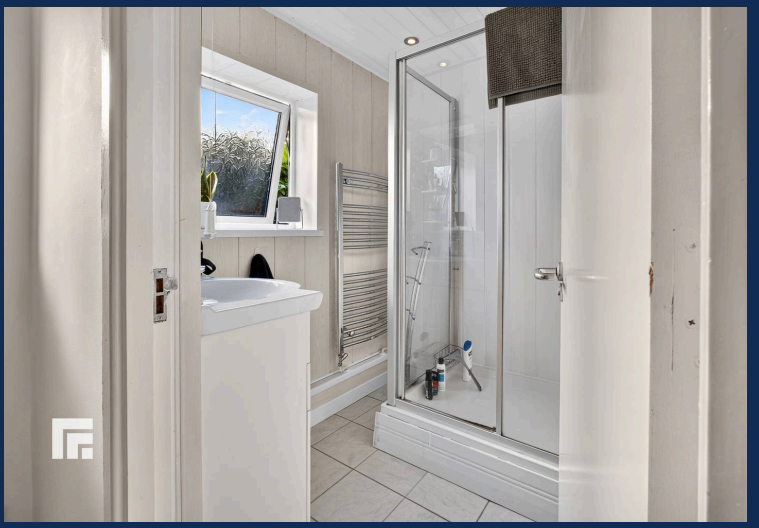
Parking space to front.











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