



Edwards & Co
property sales & lettings

19 Heol Y Deri, Rhiwbina, Cardiff, CF14 6HA
02920 616200 | sales@edwardsandco.co.uk

Lynwood Court

Radyr
Cardiff
CF15

Guide Price £225,000 - £235,000



- Beautifully presented 2nd floor 2 bedroom apartment
- Generously proportioned living room
- Modern and stylish kitchen
- 2 excellent size double bedrooms
- Well presented bathroom with additional shower cubicle
- Communal parking area + allocated garage
- Outstanding views over Cardiff and the surrounding area
- Ideally located for all local amenities and transport links
- Easy access to M4 and A470
- IDEAL FIRST TIME BUY OR DOWN-SIZER

Ref: PRA53839

Viewing Instructions: Strictly By Appointment Only

General Description

Guide Price £225,000 - £235,000. A modernised and very-well presented 2 double bedroom second (top) floor apartment on Drysgol Road, Radyr Edwards & Co are delighted to offer for sale this spacious second floor property with panoramic views over Cardiff and the surrounding areas. The property offers 2 double bedrooms, a stylish kitchen, a spacious living room with a dining area leading to the pleasant balcony area. In addition to this there is a communal garden, parking area and garage. The property is in close proximity to Radyr village which provides for all local amenities, and is within close proximity to the A470 and M4. ABSOLUTELY STUNNING - MUST BE VIEWED!



Front & Entrance

Communal courtyard parking area accessed directly off Drysgol Road. Garages to right of parking area. Communal entrance doorway to stairwell.



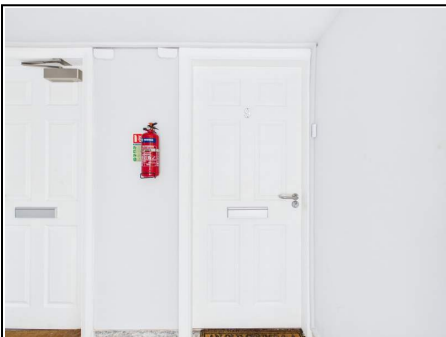
Communal Entrance

A well maintained communal entrance with intercom system and stairs leading to accommodation.



Communal Landing

Upper floor communal landing with windows overlooking the surrounding area and door leading to property.



Entrance to property

A well maintained front door leading into the property.



Hallway

Bright and welcoming entrance hallway with useful storage cupboards. Doors leading to the kitchen and living room.



Hallway Second Angle

As depicted.



Kitchen

A modern and stylish fully fitted kitchen with ample worktop space and base and eye level units providing for storage. There is a single bowl sink drainer unit with mixer tap, tiled splashbacks and a window to the front aspect providing natural light.



Living Room

An excellent size and very well-presented living room open plan to dining area. There is a large window overlooking the rear aspect and patio doors to the balcony which provides amazing views over Cardiff and the surrounding area. Doors lead off to the inner hallway and adjacent bedrooms.



Dining Area

As depicted.



Balcony

A very pleasant southerly facing balcony with a sitting area.



Views

Amazing views over Cardiff and the surrounding area.



Bedroom 1

Bedroom 1 provides for a spacious double bedroom with fitted wardrobes and a large window to the rear aspect.



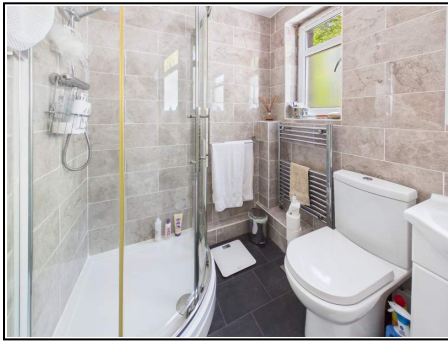
Bedroom 2

Bedroom 2 provides for a further double bedroom with a window to the front aspect.



Bathroom

The modern bathroom comprises of a bath, shower cubicle with shower head, WC and wash hand basin with mixer tap set in a vanity unit. The room is fully tiled with windows to the front aspect.



Bathroom Second Angle

As depicted.



Communal Garden

The communal and tended gardens provide a pleasant area to the rear of the property.



Garage

The property further benefits from a single garage with up and over garage door which can be utilised as a further storage option if desired.

Lease/Charges

We are informed that the vendors own a share of the freehold of the building - to be verified prior to sale. Service charge: £1,200 p/a

Agents Opinion

This property truly is a wonderfully decorated and enviably located 2 double bedroom apartment, located in this quiet residential area close to Radyr Village centre, and offers a beautiful outlook from the living areas and balcony. The very spacious and very well maintained apartment will be the ideal opportunity for any first time buyers or purchasers looking to down-size within the area. This really is one not to be missed.

Disclaimer

These property details are provided by the seller and not independently verified by Edwards and Co. Edwards and Co recommend that buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Edwards and Co accepts no liability for inaccuracies or related decisions.

Anti Money Laundering

MONEY LAUNDERING REGULATIONS: All intending purchasers will be asked to produce identification documentation during the purchasing process and we would ask for your co-operation in order that there will be no delay in agreeing

the sale. Edwards and Co are fully compliant with all Anti Money Laundering Regulations as laid out by the UK Government.

Services

Mains Electric, Mains Water

EPC Rating:58

Tenure

We are informed that the tenure is Share of Freehold


Council Tax

Band E



All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		
(69-80) C		74
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England, Scotland & Wales	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.