

36 Dan-y-Bryn Avenue,

Radyr, Cardiff, CF15 8DD



Estate Agents and
Chartered Surveyors

Asking Price Of

£225,000



First Floor Apartment



Property Description

**** TWO BEDROOM FIRST FLOOR MAISONETTE ** GARAGE **** A bright and well proportioned two bedroom first floor purpose built maisonette in the sought after area of Radyr, being a short distance from Radyr Golf Club, other local amenities and transport links. Independent entrance to the ground floor, first floor entrance hallway, spacious lounge opening to the dining room, neat fitted kitchen, two bedrooms and a separate family bathroom. A section of paved garden to the front. Garage. No Chain. Quarter share of the Freehold. EPC Rating: D.

Tenure Share of Freehold

Council Tax Band E

Floor Area Approx 1,013 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.

ENTRANCE

Entered to side of property via uPVC double glazed door into hallway. Stairs to first floor landing with uPVC double glazed window to side and glazed door to main hallway.

HALLWAY

Doors to two bedrooms, lounge/diner which was previously two separate rooms, kitchen and bathroom. Radiator. Loft access.

LOUNGE

16' 11" x 13' 6" (5.18m x 4.13m)
Large uPVC double glazed window to front. Radiator. Opening to:

DINING ROOM

15' 5" x 9' 10" (4.72m x 3.02m)
uPVC double glazed window to front. Radiator.

KITCHEN

11' 2" x 9' 10" (3.41m x 3.01m)
The kitchen is fitted with a range of base and eye level units incorporating stainless steel sink and drainer and complementary work surfaces. Space for fridge/freezer, washing machine, tumble dryer and dishwasher. Fitted electric oven and gas hob with extractor fan over. Tiled splash backs. uPVC double glazed window to rear with pleasant outlook. Radiator.

BEDROOM ONE

15' 5" x 9' 8" (4.72m x 2.96m)
uPVC double glazed window to front. Radiator. Storage cupboard.

BATHROOM

9' 4" x 7' 8" (2.85m x 2.34m)
A spacious bathroom with suite comprising low level WC, vanity enclosed wash hand basin and panelled bath with shower over.

Tiled splash backs. Extractor fan. Two uPVC double glazed window to rear. Cupboard housing gas boiler.

BEDROOM TWO

15' 10" x 8' 10" (4.84m x 2.70m)
uPVC double glazed window to rear. Radiator.

OUTSIDE

Section of garden to front currently paved with hedging.

GARAGE

Single garage with up and over door.

ADDITIONAL INFORMATION

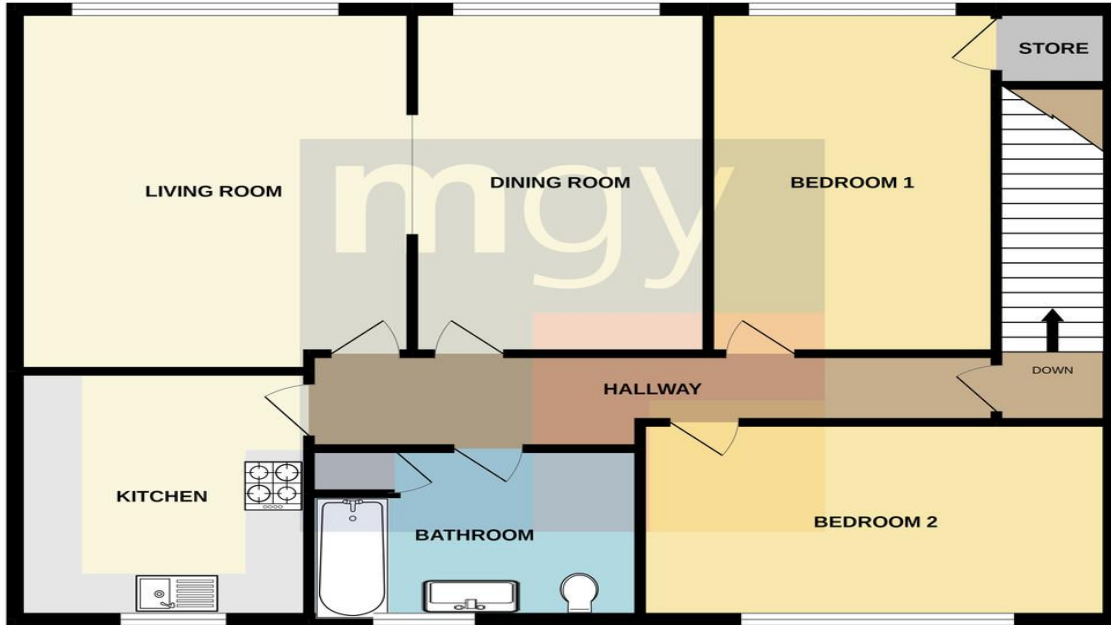
1/4 share of freehold. 125 years from 2002. 105 years remaining on the lease. Service charge: £545.00 which includes Building Insurance. £50 ground rent per annum.

36 Dan-y-Bryn Avenue,
Radyr, Cardiff, CF15 8DD

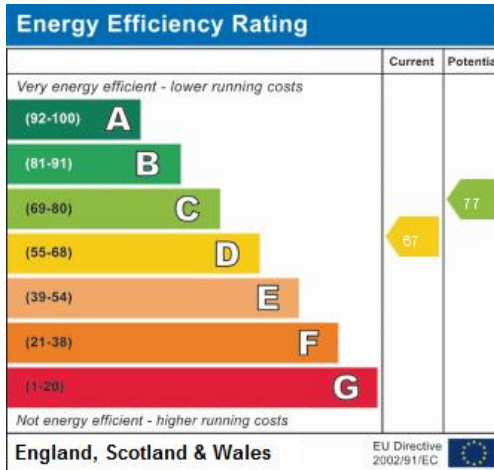


36 Dan-y-Bryn Avenue,
Radyr, Cardiff, CF15 8DD

FIRST FLOOR



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.
Made with Metropix i3322



Radyr 029 2084 2124

Radyr, 6 Station Road, Radyr, Cardiff, South Glamorgan, CF15 8AA



mgyc.co.uk

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.