

2 Lynwood Court,

Drysgol Road, Radyr, CF15 8BU



Estate Agents and
Chartered Surveyors

Asking Price Of

£159,950



Ground Floor Apartment



Property Description

**** GROUND FLOOR ONE BEDROOM APARTMENT
** DELIGHTFUL COMMUNAL GARDENS ** NO
CHAIN **** A well presented one double bedroom apartment located in a purpose built block of apartments on the sought after Drysgol Road within desirable Radyr. Entrance hall with two storage cupboards, modern fitted kitchen with integrated appliances, lounge and diner with door to communal garden and a modern wet room. Gas central heating. Lawned communal gardens. No chain. EPC Rating: D

Tenure Share of Freehold

Council Tax Band C

Floor Area Approx 411 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.

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

Entrance door leading to the large communal hallway, door to apartment and staircase to all floors.

ENTRANCE HALLWAY

Approached via a wood panelled entrance doorway leading to the entrance hallway, two storage cupboards and radiator.

LOUNGE AND DINER

14' 0" x 10' 5" (4.29m x 3.18m)
With window overlooking the garden and French door opening to delightful communal garden, built in storage cupboard with shelving above, space for sofa and dining table, two radiators.

KITCHEN

6' 11" x 6' 2" (2.13m x 1.90m)
A modern fitted kitchen appointed along three sides in light high gloss fronts beneath wood grain effect laminate worktop surfaces, inset stainless steel sink with side drainer, inset four ring gas hob with cooker hood above and oven below, integrated washing machine, matching range of eye level cupboards, Space for fridge freezer, wall mounted ideal gas central heating boiler, wall tiling to splash back areas, window overlooking the lawned side garden and recessed spotlights.

BEDROOM ONE

10' 4" x 9' 0" (3.17m x 2.76m)
Overlooking the attractive communal garden, a good sized double bedroom, freestanding wardrobe with mirror fronted sliding doors to remain, radiator.

WET ROOM

6' 11" x 5' 6" (2.12m x 1.69m)
Modern white suite comprising low level wc, vanity wash basin with storage below, large shower area with chrome twin head shower dividing shower screen, full wall and floor tiling, obscure glass window to side, recessed spotlights, extractor fan and chrome heated towel rail.

ADDITIONAL INFORMATION

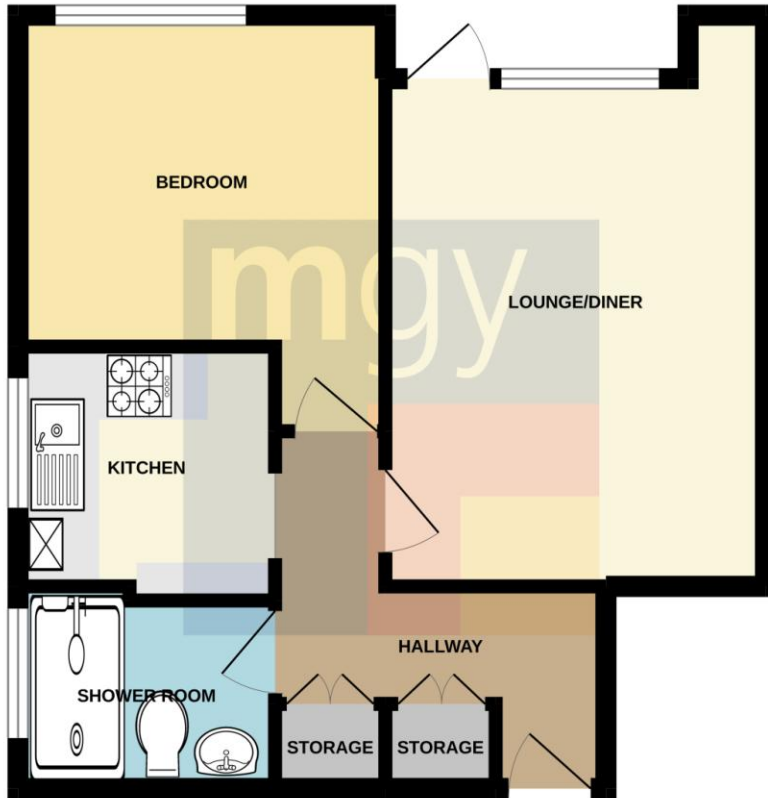
Tenure: Share of Freehold - With a lease of 999 years from January 2003 (vendors solicitor to confirm). Each apartment owner is a director of the management company. Service: approx £400 every six months.

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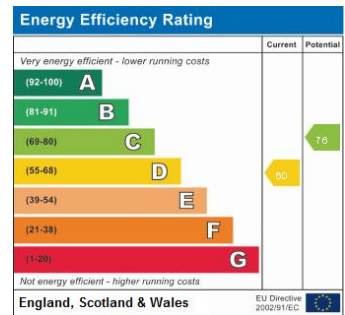


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GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



TOTAL FLOOR AREA - 411 sq.ft. (38.2 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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