



**THE LODGE, DRYSGOL ROAD**  
RADYR  
CARDIFF CF15 8FS

ASKING PRICE OF  
**£400,000**



**GROUND FLORR APARTMENT**



**2**



**2**



**2**



**1**

**\*\*LUXURY GROUND FLOOR APARTMENT\*\***  
**TWO DOUBLE BEDROOMS\*\*COMMUNAL GARDENS\*\*ALLOCATED PARKING\*\***  
**CLOSE TO RADYR VILLAGE \*\* WITH LIFT \*\***

An immaculately presented, ground floor ex-show apartment situated in the heart of Radyr village. Entrance hallway, spacious family lounge, kitchen/dining room and family bathroom. The principal bedroom has a modern en-suite, plus a second double bedroom and bathroom. Patio doors lead out to the South-Westerly facing patio and beautifully maintained communal gardens. Communal entrance hallway, lift and storage unit. Allocated parking space. EPC Rating: TBC

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: I**

**FLOOR AREA APPROX: TBC**

**VIEWING: 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.

#### COMMUNAL HALLWAY

Video telecom entry system. Lift and stairs to all floors. Door opening on to communal rear garden. Door to apartment.

#### HALLWAY

Entered via a wooden door into a spacious L-shaped hallway. Two integrated storage cupboards. Radiator. Oak flooring. Doors to all rooms.

#### LOUNGE/DINER

19' 1" x 18' 4" (5.83m x 5.60m)

A beautifully presented lounge/diner with window to side, and full height window and sliding patio doors to rear with views over the sunny, South-Westerly facing patio and communal gardens. Two radiators. Feature glass block wall to kitchen.

#### KITCHEN

19' 11" x 12' 4" (max)(6.08m x 3.78m)

The kitchen is fitted with eye level, full height, and base level cupboards beneath granite worktops and splashbacks, one and a half bowl inset stainless steel sink with chrome mixer tap. Feature central island with four ring electric hob and extractor hood over. Integrated fridge and freezer. Chest-height single electric oven, integrated microwave, slim-line dishwasher and washing/drying machine. Cupboard concealing gas combi 'Worcester' boiler. Luxury Vinyl Tile flooring. Spotlights. Windows to front and side. Radiator.

#### BEDROOM ONE

23' 7" x 16' 2"(max) (7.20m x 4.95m)

A principal bedroom suite with fitted wardrobe into dressing area. Two sets of sliding doors opening to side a rear aspects. Radiator. Door to en-suite.

#### ENSUITE

8' 4" x 5' 5" (2.55m x 1.67m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, shower cubicle with chrome shower and glass shower door, chrome heated towel rail, spotlights, tiled walls and flooring. Extractor. fan. Window to side.

#### BEDROOM TWO

14' 0" x 9' 9" (4.27m x 2.98m)

A second, spacious second double bedroom. Full height window to rear. Radiator.

#### FAMILY BATHROOM

11' 9" x 7' 7" (3.60m x 2.32m)

Modern white suite; low level WC, wall hung wash hand basin with chrome mixer tap, bath with tiled panel and chrome mixer tap, shower cubicle with chrome shower and glass door. Spotlights. Extractor fan. Chrome heated towel rail. Tiled walls and flooring. Obscured glass window to side.

#### COMMUNAL STORAGE

Shared, key accessed storage unit.

#### OUTSIDE

#### REAR GARDEN

South Westerly facing paved patio leading to beautifully maintained landscaped communal garden.

#### FRONT

Communal garden with mature plants and shrubs. Paved pathway to main entrance. Allocated parking space.

#### ADDITIONAL INFORMATION

Leasehold - 125 years from 2010.

Ground rent- £350 per annum

Services charge- £2500 per annum (APPROX)



# DRYSGOL ROAD, RADYR, CARDIFF CF15 8FS



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EPC AND FLOORPLAN TO FOLLOW

**RADYR** 029 2084 2124

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