

# 3 Marsham Court, Drysgol Road

Radyr | Cardiff | CF15 8DH

**Second Floor Flat | Asking Price Of £229,950**



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# PROPERTY DESCRIPTION

**\*\* RARELY AVAILABLE SECOND FLOOR APARTMENT \*\* NO CHAIN \*\* WITH SOUTH FACING GARDEN \*\*** An opportunity to acquire this spacious, recently updated, second floor flat situated in a block of three flats with car park, garden and superb views towards the City Centre. Accommodation comprises large entrance hallway, 17ft lounge, 12ft kitchen/dining room, two double bedrooms, shower room and separate WC. Car park. Gas central heating. 1/3rd share of the freehold.

- **Tenure** Share of Freehold
- **Council Tax Band D**
- **Floor Area (approx.)** 797 sq. ft.
- **Viewing Arrangements** Strictly by Appointment

## LOCATION

The property is situated in the popular suburb of Radyr which is well served with local amenities including shops, a golf course and tennis club. There are two primary schools and is within the catchment for Radyr Comprehensive School. There are regular bus and train services plus easy access to the A470 and M4 motorway.

## ENTRANCE

Entered via communal car park via Drysgol Road. Entrance door to communal hallway with stairs to apartment 3.

## ENTRANCE HALL

A spacious hallway with doors to all rooms. Large cloaks/storage cupboard with light plus a further cupboard with shelving. Two radiators. Laminate wood flooring. uPVC double glazed window to side.

## LOUNGE

11' 1" x 18' 1" (3.39m x 5.531m)  
Feature uPVC double glazed window with superb views towards Cardiff City Centre. Laminate wood flooring. Two radiators.

## KITCHEN/DINING ROOM

12' 5" x 9' 11" (3.808m x 3.031m)  
Feature uPVC double glazed window with superb views to rear. A modern fitted kitchen in white high gloss to include a wide range of base and eye level units including stainless steel sink and complementary work surfaces. Fitted electric oven, gas hob and extractor fan over. Integrated fridge/freezer and dishwasher with space for automatic washing machine. Space for dining table and chairs. Cupboard housing central heating boiler. Radiator. Tiled flooring.

## MASTER BEDROOM

12' 8" x 11' 4" (3.865m x 3.471m)  
Two uPVC double glazed windows to front aspect. Laminate wood flooring. Radiator.

## BEDROOM TWO

9' 0" x 14' 11" (2.756m x 4.561m)  
Two uPVC double glazed windows to rear with views. Laminate wood flooring. Radiator.

## BATHROOM

6' 1" x 5' 3" (1.872m x 1.610m) A recently fitted suite comprising panelled bath with shower attachment and pedestal wash hand basin. uPVC double glazed window to side. Radiator. Tiled walls and flooring.

## WC

6' 5" x 2' 11" (1.973m x 0.896m) A separate low level WC. uPVC double glazed window to side. Tiled flooring.

## OUTSIDE

### FRONT

Front car park accessed via Drysgol Road. Mature shrub border. Side access to rear garden. Outside tap. Bin store.

### REAR GARDEN

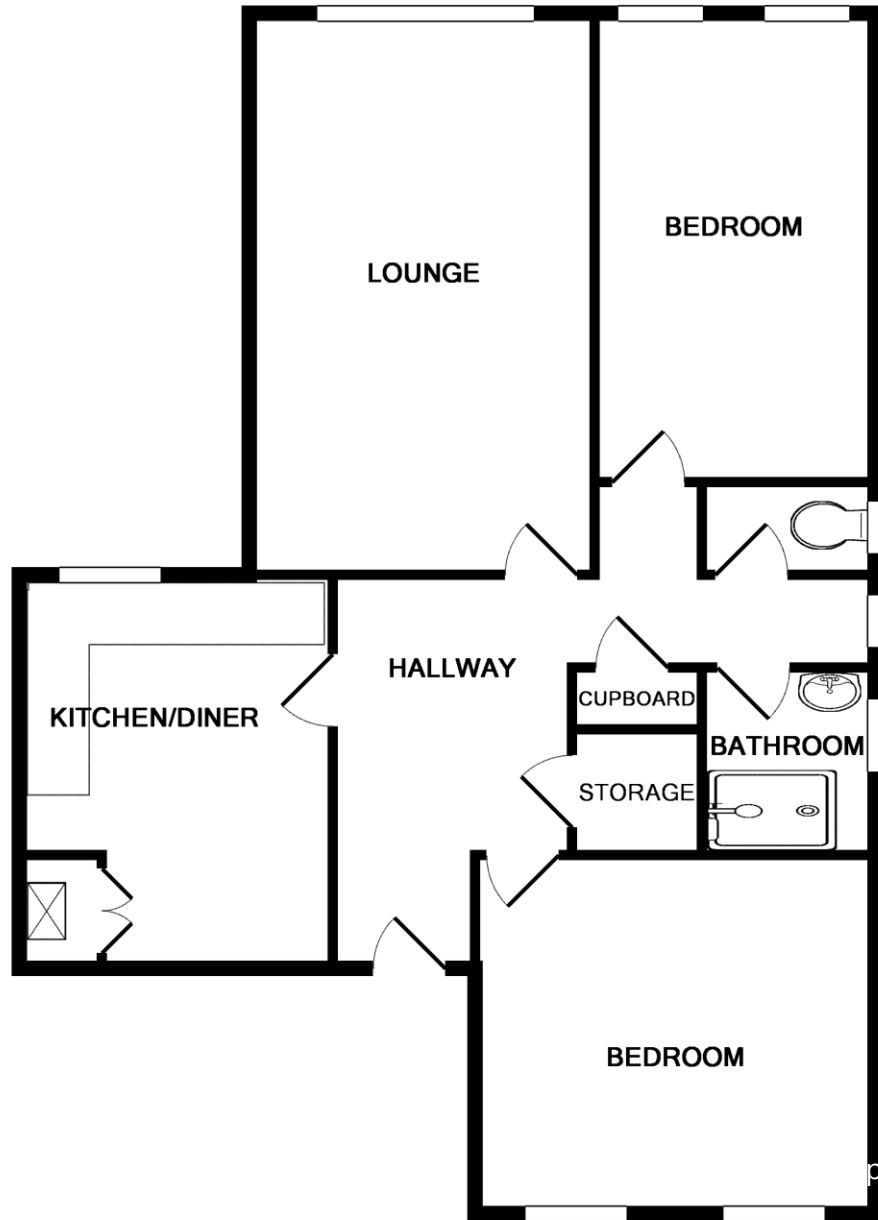
South facing communal rear garden. Mainly laid to lawn with hedge border

### TENURE

1/3rd share of the freehold. 999 years remaining on the lease from 28th Jan 2019. £20 per annum charge.



# FLOORPLANS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	77	77
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

TOTAL APPROX. FLOOR AREA 797 SQ.FT. (74.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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**Radyr 029 2084 2124**

6 Station Road, Radyr, Cardiff CF15 8AA

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