



29a Drysgol Road, Radyr

£425,000 Share of Freehold

**** DUPLEX MAISONETTE ** THREE DOUBLE BEDROOMS ** GARDEN AND GARAGE **** A beautifully presented three bedroom duplex maisonette in the heart of Radyr. Open porch way with wooden door leading into a spacious entrance hallway with staircase leading to the first floor landing. To the first floor; family lounge, sitting room, kitchen/dining room, WC and master bedroom. To the second floor; large landing area with eaves storage and two further double bedrooms. Garden to side and driveway and garage to rear. EPC rating: TBC
Council Tax band: F

Tenure: Share of Freehold

DESCRIPTION

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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

ENTRANCE TO FRONT

Archway with open porch. Door to front.

SECOND ENTRANCE

Door to side leading to a second hallway with stairs leading to the first floor.

ENTRANCE HALLWAY

Entered via a wooden door with obscured glass panel and window to side; hallway with parquet wood flooring. Built in bookcase to one side. Wooden quarter turning staircase to first floor with painted spindles. Wall panelling.

FIRST FLOOR

LANDING

Entered via a quarter turning staircase. Large built in storage cupboard with light. Radiator. Stairs leading to second floor. Doors to all rooms.

LOUNGE

Dimensions: 18' 11"(max) x 17' 11" (max)(5.77m x 5.47m). A spacious, light lounge. Wooden mantle piece with marble hearth. Three radiators. uPVC windows to front. Deep bay window into 'Turret'. Additional window to side.

SITTING ROOM/STUDY

Dimensions: 10' 2" x 10' 1" (3.10m x 3.08m). A second reception room currently being used as a study. Built in cupboard and book shelves. Radiator. Wood effect

BEDROOM ONE

Dimensions: 16' 1" x 14' 1" (4.91m x 4.31m). A good sized master bedroom. Double built in wardrobes. Radiator. uPVC bay window to side.

BATHROOM

Dimensions: 7' 4" x 7' 2" (2.24m x 2.19m). Traditional style white suite; low level WC, floor standing wash hand basin with twin chrome taps, back to wall free standing bath with twin chrome taps, double headed chrome shower and glass screen. Half wall panelling. Tiled splashbacks. Chrome heated towel rail. uPVC window to one side.

CLOAKROOM

Low level WC. Half wall panelling. Obscured glass window.

SECOND FLOOR

LANDING

A spacious landing. Radiator. Eaves storage. Velux window. Doors to all rooms.

BEDROOM TWO

Dimensions: 17' 0"(max) x 13' 6"(max) (5.20m x 4.14m). A second double bedroom. Wall panelling to one side. Eaves storage. Radiator. uPVC window to side.

BEDROOM THREE

Dimensions: 14' 0"(max) x 13' 11" (4.27m x 4.26m). A good sized third double bedroom. Eaves storage. Radiator. uPVC arched window to front.

OUTSIDE

SIDE GARDEN

Gate to front with paved pathway leading to a side garden with mature shrubs. Metal gate to rear leading to driveway and garage

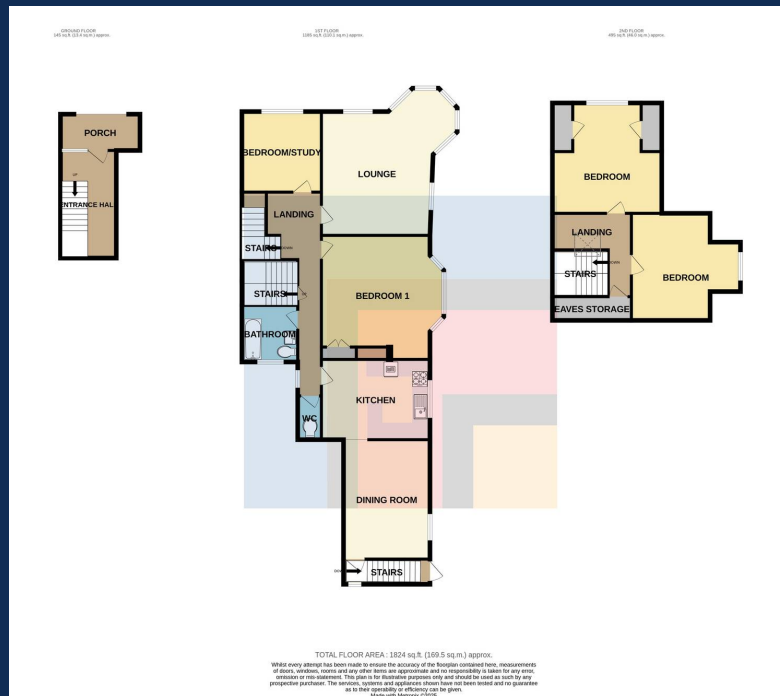
GARAGE

Single garage with up and over door.

ADDITIONAL INFORMATION

Share Of Freehold We are advised the lease is 999 years from 1983, with ground rent payable £10 per annum.





RADYR 029 2084 2124

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



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