



11 THE LODGE DRYSGOL ROAD
RADYR
CARDIFF CF15 8FS

ASKING PRICE OF
£395,000



APARTMENT



2



2



2



1

****PREMIUM TOP FLOOR
APARTMENT**TWO DOUBLE
BEDROOMS**COMMUNAL
GARDENS**ALLOCATED PARKING**
CLOSE TO RADYR VILLAGE ** WITH LIFT ****

An immaculately presented top floor, premium apartment in the sort after area of Radyr. Entrance hallway, spacious family lounge, kitchen/dining room and family bathroom. The master bedroom has a modern en-suite and there is a second double bedroom. Both bedrooms have access to a private balcony. Beautifully maintained front and rear communal gardens. Communal entrance hallway, lift and storage unit. Allocated parking space. EPC Rating: B

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

Stairs leading to all floors. Door opening into communal rear garden. Lift to all floors.

HALLWAY

Entered via a wooden door, a spacious hallway. Large storage cupboard. Additional storage cupboard with light. Spotlights. Radiator. Doors to all rooms.

LOUNGE

20' 6" (max) x 20' 4" (6.25m x 6.20m)
A good sized, beautifully presented family lounge. Large window to front with plantain shutters. Two radiators. Spotlights. Two Velux windows. Double doors opening into hallway.

TENURE: FREEHOLD

COUNCIL TAX BAND: G

FLOOR AREA APPROX: 1014 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

KITCHEN

13' 11" x 12' 0" (4.25m x 3.66m)

Appointed along three sides, a neutral high gloss kitchen with eye a low level cupboards beneath granite worktops and splashbacks, 1.5 inset stainless steel sink with chrome mixer tap, wine rack, four ring electric hob with extractor hood, integrated single oven, integrated fridge freezer, integrated slim line dishwasher and integrated washing/drying machine. Cupboard concealing gas combi 'Worcester' boiler. Tiled flooring. Spotlights. Large window to rear with plantain shutters. Radiator.

BEDROOM ONE

16' 3" x 13' 5" (max) (4.96m x 4.1m)

A large master bedroom with sliding door opening onto a beautiful balcony with glass banister. Spotlights. Radiator. Plantain shutters. Door to en-suite.

ENSUITE

8' 2" x 5' 5" (2.50m x 1.66m)

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. Velux window.

BEDROOM TWO

12' 0" x 9' 10" (3.68m x 3.02m)

A second, spacious second double bedroom. Sliding door opening onto the balcony to front. Access to loft.

FAMILY BATHROOM

8' 5" x 6' 10" (2.57m x 2.09m)

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. Velux window.



DRYSGOL ROAD, RADYR, CARDIFF CF15 8FS

COMMUNAL STORAGE

Shared, key accessed storage unit.

OUTSIDE

REAR GARDEN

Beautifully maintained landscaped communal rear garden.

FRONT

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

ADDITIONAL INFORMATION

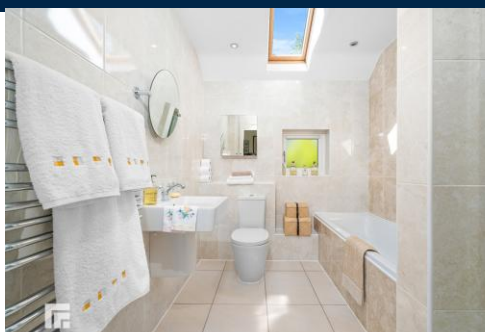
Leasehold - 125 years from 2010.

Ground rent- £350 per annum

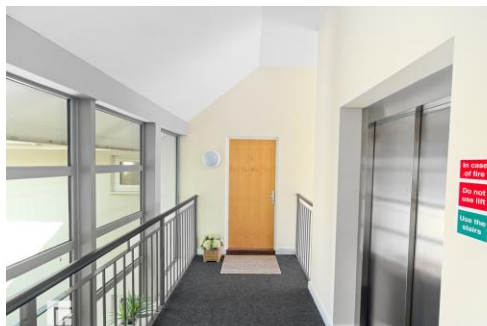
Services charge- £2500 per annum (APPROX)



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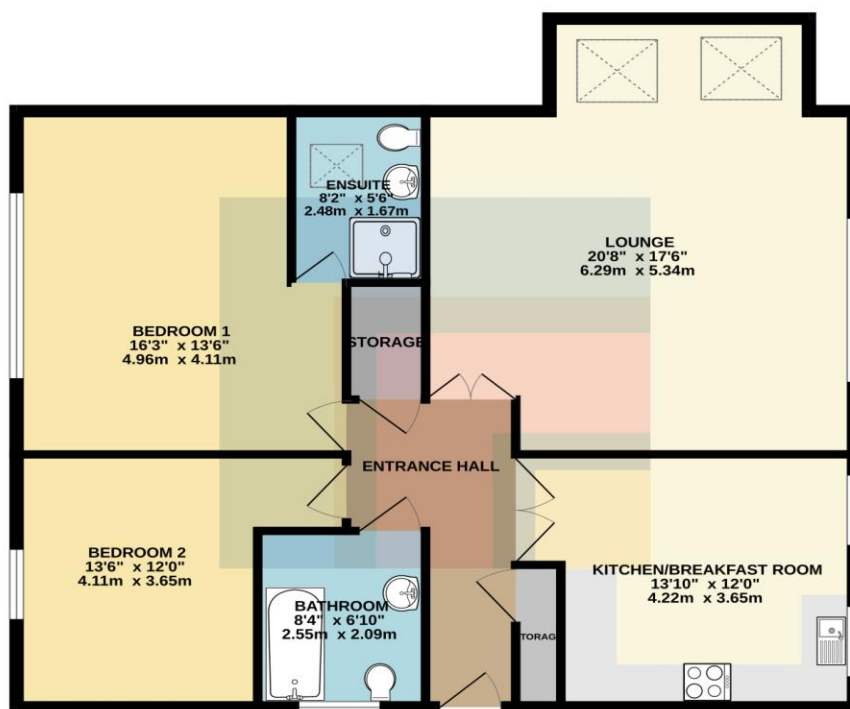


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GROUND FLOOR
1014 sq.ft. (94.2 sq.m.) approx.



TOTAL FLOOR AREA: 1014 sq.ft. (94.2 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	82 B	82 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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