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44 Grangemoor Court  
Cardiff, CF11 0AH

## 44 Grangemoor Court

£259,950

A three bedroom duplex, maisonette, apartment enjoying river views and conveniently located to Cardiff Bay and the city centre.

Three bedroom duplex apartment

Riverside development with excellent commuting options to Bay & City Centre

Ideal buy to let investment or Owner occupancy

Elevated views over the river and countryside beyond

Three bedrooms, Bedroom one with en-suite shower room

Lounge with balcony off

Open plan, kitchen/dining room

Light and airy accommodation with many rooms being dual aspect

Two allocated parking spaces

Viewings highly recommended





Situated in the highly sought after and conveniently located waterfront development of Grangemoor Court, lies this first and second floor, three bedroom, duplex maisonette apartment. The property offers generous sized living and bedroom accommodation. Many rooms are dual aspect, offering light and airy accommodation throughout.

Steps lead up to the entrance door with a covered canopy over. The ENTRANCE HALL has stairs rising to the first floor plus built-in storage and airing cupboard space. Off the entrance hall is the bedroom accommodation. The HALLWAY has high-

quality laminate wood flooring which continues into all bedrooms.

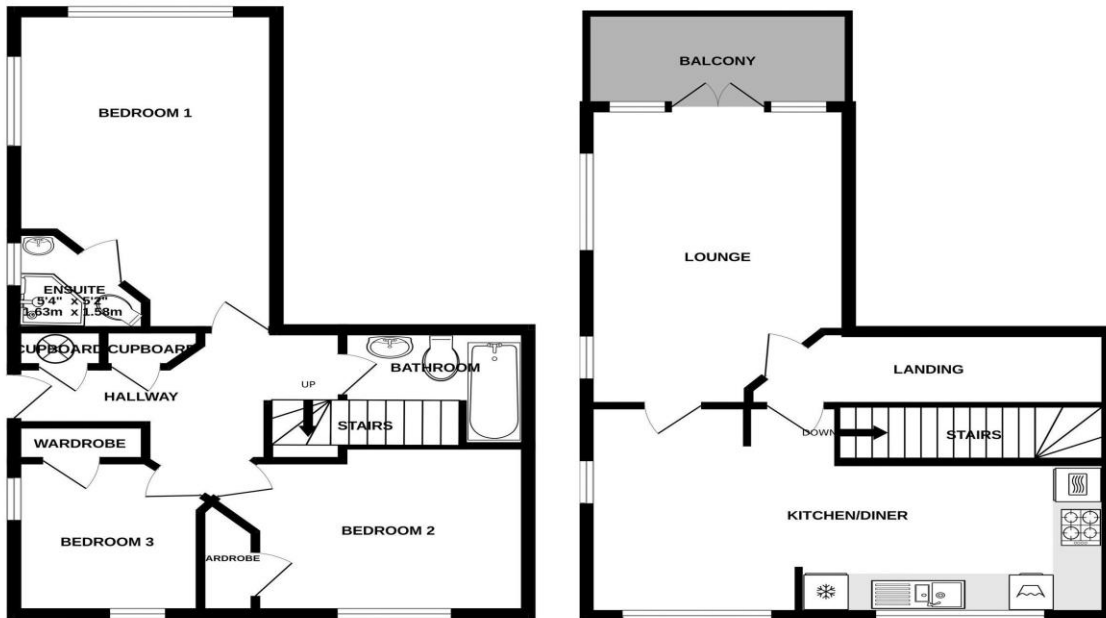
The apartment has underfloor heating on both floors. BEDROOM ONE, (10'8"×11'5" widening to 17'1") is a dual aspect bedroom enjoying views over the river. It benefits from an EN-SUITE SHOWER ROOM, (5'3"max x 5'2"max) housing a white three-piece suite which includes shower cubicle with mains power fitted. BEDROOM TWO, (7'10" widening to 8'10"×10'11") and BEDROOM THREE, (7'6"×8'1") have views into the development grounds and car parking. Both bedrooms benefit from built-in wardrobe cupboards. Bedroom three

is currently used as a study and also benefits a window to side. Finally off the entrance hall is a FAMILY BATHROOM, (7'4"×5'6"max) a white three-piece suite including panel bath with mixer tap/shower attachment over. Full ceramic tiling to floor and walls.

The second floor LANDING gives access to the Living accommodation. The LOUNGE, (10'8"×15'10") enjoys the sun throughout the afternoon and evening. It has two windows to side plus French doors flanked by windows, giving access to the balcony and enjoying the river views. The balcony is a pleasant covered sitting area. The open KITCHEN/DINING ROOM, (7'11" widening to 11'3"× 21'2" max) is also dual aspect. It offers a fitted range of navy base and wall mounted units. Integrated appliances include oven, microwave oven, halogen hob with fitted cooker hood over, fridge/freezer plus washer/dryer. A door from the dining room leads through to the lounge.

1ST FLOOR  
496 sq.ft. (46.0 sq.m.) approx.

2ND FLOOR  
446 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 942 sq.ft. (87.5 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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### Directions

From junction 33 of the M4 travel south along the A4232 towards Cardiff. Take the third exit signposted Cardiff Bay and Penarth. At the roundabout take the first exit left. At the traffic lights turn left. Follow this road to a roundabout and turn left. Turn right into Grangemoor Court. Proceed into the development, where number 44 will be found on the right hand side after 100 m.

### Tenure

Leasehold  
999 years from June 1st 1999

### Services

Mains water, electric and drainage  
Ground rent: £182.90 per annum - reviewed every 21 years. Last reviewed 2020.  
Service charge: £1,527 per annum (April 2024 - March 2025) Reviewed April each year  
Council Tax Band F  
EPC Rating C

Viewing strictly by appointment through Herbert R Thomas

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59 High Street, Cowbridge, Vale of Glamorgan, CF71 7YL,  
01446 772911  
[sales@hrt.uk.com](mailto:sales@hrt.uk.com)

**hrt** Est. 1926 **RICS**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

