



4 Andrews Buildings
 Stanwell Road
 Penarth CF64 2AA

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Monday – Friday
 9am – 5.30pm
Saturday
 9am – 5pm

SHEPHERD SHARPE



33A Grangemoor Court

Cardiff CF11 0AL

£1,500

A stunning two double bedroom top floor apartment situated in Cardiff Bay with incredible water views, close to Penarth. Bright and spacious, around 1,000 square feet, the property comprises open plan living/dining room, modern fully fitted kitchen, two double bedrooms, en-suite shower room and large bathroom. The apartment also benefits from two balconies and two allocated parking spaces. Furnished to a high standard throughout. Available in August.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	77
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Entrance hall
Wood effect laminate floor. Two large storage cupboards.

Living/Dining Room
20'10" x 13'8" (6.37 x 4.19)
Large open plan living/dining room with sofa, dining table and chairs. Stain glass feature wall. Patio doors leading to balcony. Laminate wood flooring.

Balcony 1
Wooden balcony with bar stools and bench overlooking the river.

Kitchen
11'3" x 12'5" (3.44 x 3.81)
A light and bright kitchen with integrated appliances. Gloss units with contrasting wooden worktops, oven, microwave, induction hob with overhead extractor hood, white sink and drainer, full size dishwasher, washing machine and fridge freezer. Dining table and chairs. Window to side and patio doors leading to second balcony.

Balcony 2
10'11" x 11'1" (3.35 x 3.38)
Wooden balcony overlooking the river.

Bedroom 1
8'11" x 10'11" (2.74 x 3.35)
A substantial double bedroom with double bed, wardrobe, chest of draws, bedside tables and electric storage heater.

En-Suite
6'0" x 5'4" (1.85 x 1.65)
Partially tiled bathroom with waterfall shower, w/c, basin and towel heater.

Bedroom 2
Double bedroom with fitted wardrobes. Double bed, bedside tables, desk and book shelf.

Bathroom
7'6" x 6'3" (2.29 x 1.93)
Large tiled bathroom, bath with overhead shower and screen, vanity unit with w/c sink and storage. mirror with side cabinet.

Council Tax
Band E £2,228.59 (24/25)

