



## Grangemoor Court, £220,000

- Council Tax Band - E
- NO CHAIN
- Two Allocated Parking Spaces
- Rear Garden with Side/Back Access
- Close to Local Amenities and Attractions
- EPC Rating: C



 2  1  1



## About the property

Being sold with NO ONGOING CHAIN is this two bedroom end terraced house situated in the sought after estate of Grangemoor Court. Located just walking distance from local amenities, attractions and transport links, this property is also close to the River Ely that benefits from beautiful cycle and walking paths to Cardiff Bay Barrage and Mermaid Quay. Internally the property comprises entrance porch, living room and kitchen. To the first floor are two double bedrooms and a bathroom. to the rear of the property is a generous sized rear garden with side/back access. The property further benefits from two allocated parking spaces outside the front door and visitor parking!!!

## Accommodation

### Entrance Porch

### Lounge

13' 3" x 12' 7" ( 4.04m x 3.84m )

### Kitchen

12' x 12' max ( 3.66m x 3.66m max )

### Landing

### Master Bedroom

12' 8" x 8' 9" ( 3.86m x 2.67m )



## Bedroom Two

12' 8" x 7' 7" max ( 3.86m x 2.31m max )

## Bathroom

## Rear Garden

02920 397171  
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## Floorplan

## Important Information

Note while we endeavour to make our sales details accurate and reliable, if there is any point which is of particular interest to you, please contact the office and we will be pleased to confirm the position for you. We have not personally tested any apparatus, equipment, fixtures, fittings or services and cannot verify they are in working order or fit for their purposes. Nothing in these particulars is intended to indicate that carpets or curtains, furnishings or fittings, electrical goods (whether wired or not). Gas fires or light fittings or any other fixtures not expressly included form part of the property offered for sale. This computer generated Floorplan, if applicable, is intended as a general guide to the layout and design of the property. It is not to scale and should not be relied upon for dimensions. Tenure: We cannot confirm the tenure of the property as we have not had access to the legal documents. The buyer is advised to obtain verification from their solicitor or surveyor.

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