



Grangemoor Court, offers over £280,000

- Three Story Townhouse
- NO ONWARDS CHAIN
- Allocated Parking and Garage
- Two Reception Rooms
- Utility Room and Study
- EPC Rating: D



 3  1  2



About the property

Being sold with NO ONGOING CHAIN is this three bedroom mid-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, access to garage, reception room, downstairs wc and utility room. To the first floor is kitchen, lounge and study. To the second floor are three bedrooms and a bathroom. To the rear of the property is a generous sized rear garden. The property further benefits from an allocated parking spaces outside the front door, garage and visitor parking. Viewings are highly recommended for this property, To book call 02920397171 or book via our website www.peteralan.co.uk.

Accommodation

Entrance Hallway

Downstairs Wc

Utility Room

6' 5" x 4' 5" (1.96m x 1.35m)

Reception Room/Study

8' 8" x 9' 4" (2.64m x 2.84m)

Access To Garage

Garage

18' 2" x 9' 7" (5.54m x 2.92m)

Landing



Kitchen

16' 4" max x 9' 4" max (4.98m max x 2.84m max)

Lounge

17' 5" x 9' 7" (5.31m x 2.92m)

Study

5' 1" x 6' 4" (1.55m x 1.93m)

Landing

Master Bedroom

12' 4" max x 8' 10" max (3.76m max x 2.69m max)

Ensuite

Bedroom Two

9' 5" x 8' 10" (2.87m x 2.69m)

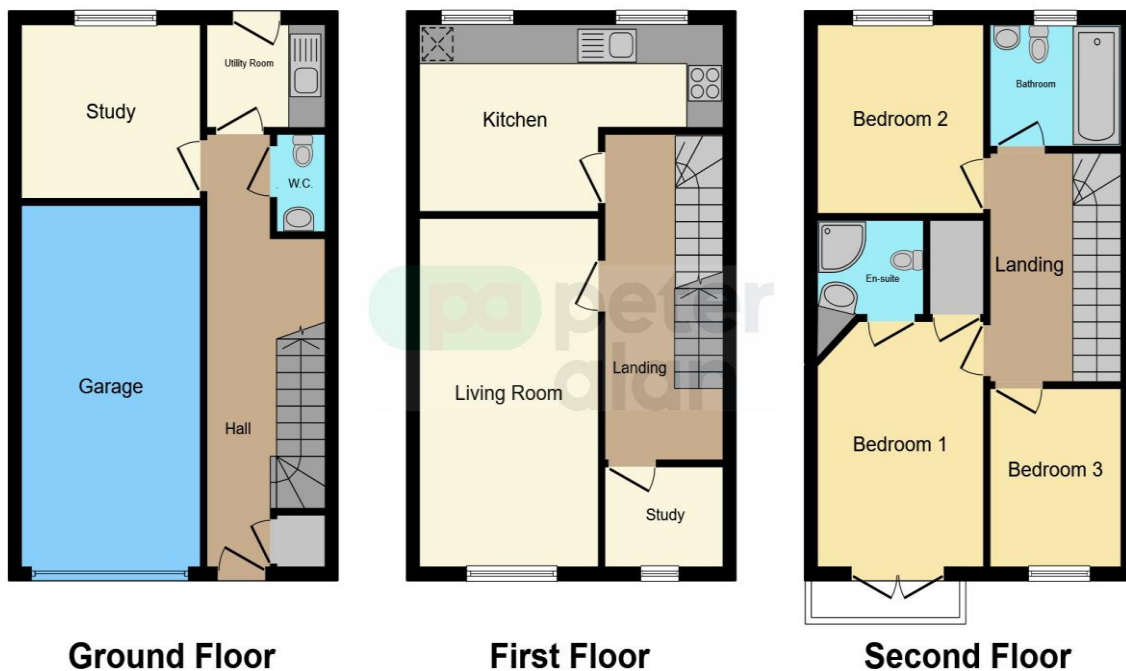
Bedroom Three

8' 10" x 6' 10" (2.69m x 2.08m)

Bathroom

Rear Garden

Floorplan



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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.

Peter Alan Limited is registered in England and Wales under company number 2073153, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05. For activities relating to regulated mortgages and non-investment insurance contracts, Peter Alan Limited is an appointed representative of Connells Limited which is authorised and regulated by the Financial Conduct Authority. Connells Limited's Financial Services Register number is 302221. Most buy-to-let