



Guide Price £200,000 , Grangemoor Court, Cardiff CF11 0AA



- First-floor apartment with private balcony and river views
- Two spacious double bedrooms
- Main bedroom with en-suite shower room
- Separate modern kitchen with integrated oven and space for appliances
- Bright, spacious lounge/diner with balcony access
- Two allocated parking spaces and visitor parking



The second bedroom is also a comfortable double, carpeted and bright, thanks to two double-glazed windows—one frosted for privacy. There's ample space for furnishings, with ceiling lighting and power points. Excellent storage, including two hallway cupboards. The development is well-maintained, offering a peaceful, residential setting with excellent access to local amenities, Cardiff Bay, and commuter routes.



The main family bathroom features a clean and modern three-piece suite including a panelled bath with shower attachment, wash hand basin with mixer tap, and low-level WC. Tiled flooring, splash-back surround, a frosted window, shaver point, and ceiling lighting complete the space.

Offered chain-free and ready to move into, this waterside gem is not to be missed. Early viewing is highly recommended.

Tenure & Charges:

Leasehold: Approx. 973 years remaining

Service Charge: Approx. £1,820.90 per year

Externally, the property benefits from two allocated parking spaces, with further

Ground Rent: Approx. £182.16 per year



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Two-Bedroom Apartment with Stunning Water Views

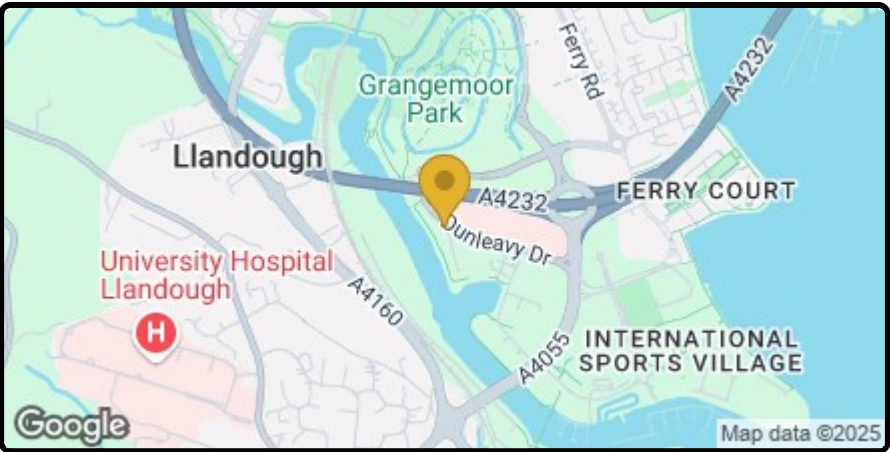
Located in the highly sought-after Grangemoor Court development, this bright and stylish first-floor apartment offers peaceful waterside living with generous interiors and a private balcony overlooking the River Ely. With two double bedrooms, an en-suite, and allocated parking, this chain-free property is ideal for first-time buyers, professionals, or those looking to downsize in comfort.

The home opens into a welcoming entrance hallway, featuring soft carpeting, a wall-mounted electric heater, and two practical storage cupboards—one housing the water tank. With ceiling lighting and access to all rooms, this space sets the tone for the rest of the well-maintained apartment.

The living and dining area is filled with natural light, thanks to a side window and full-length glazed patio doors that open onto a private balcony—offering magnificent, uninterrupted water views. A serene space for relaxing or entertaining, it also includes spotlights, a TV aerial socket, and wall-mounted heating.

The separate kitchen is modern and functional, fitted with a range of wall and base units, worktop space, and integrated electric oven with hob and stainless steel extractor. There’s room for a fridge/freezer, washer/dryer, and microwave. A stainless steel sink with mixer tap and drainer sits beneath a large window, flooding the space with light. Laminate flooring, power points, and a ceiling light complete the room.

The spacious main bedroom enjoys water views through a large double-glazed window and offers space for wardrobes and furnishings. It’s carpeted, with a ceiling light, TV aerial socket, power points, and a wall-mounted electric heater. A private en-suite bathroom adjoins, fitted with a corner shower cubicle with glass screen, a pedestal wash basin with mixer tap, low-level WC, extractor fan, shaver point, tiled flooring, and part-tiled walls.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

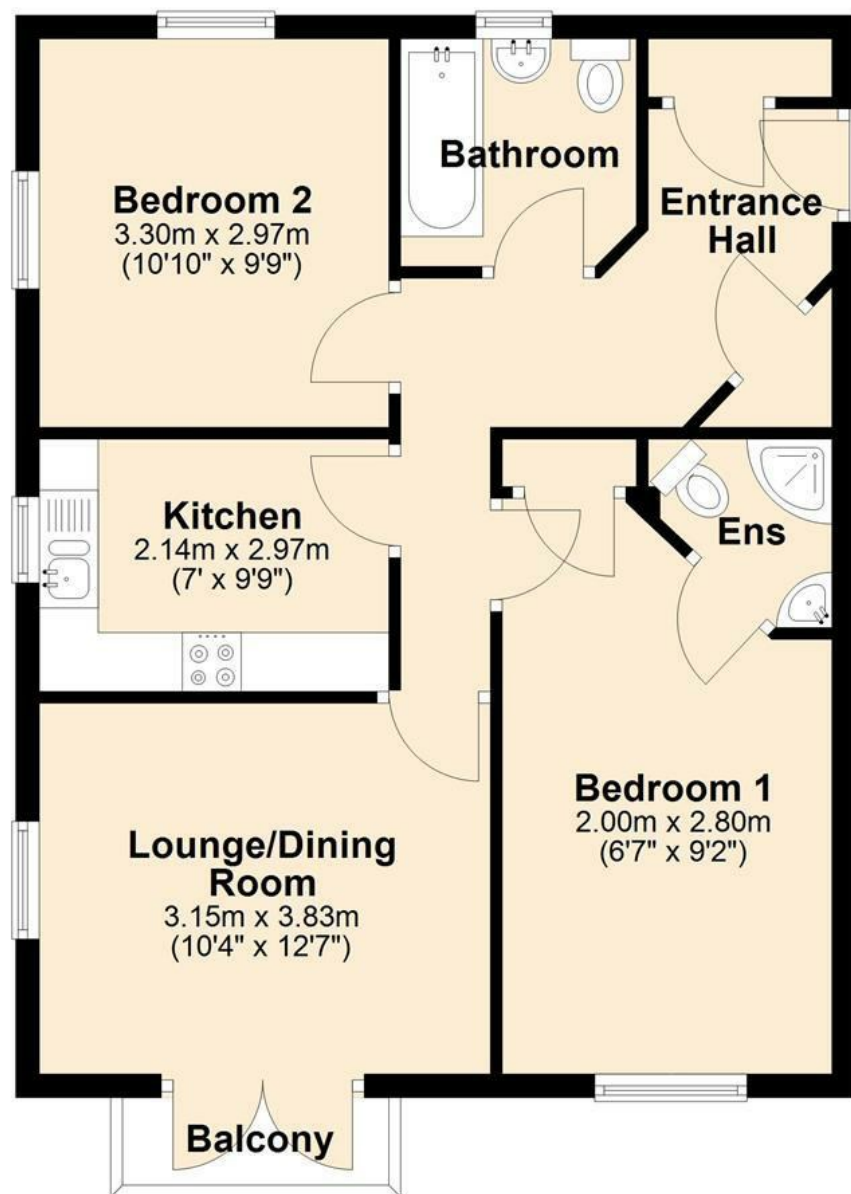
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Ground Floor

Approx. 59.2 sq. metres (637.0 sq. feet)



Total area: approx. 59.2 sq. metres (637.0 sq. feet)