



**GRANGEMOOR COURT**  
GRANGETOWN  
CARDIFF CF11 0AQ

ASKING PRICE OF  
**£220,000**



END TERRACED



**2**



**1**



**1**



**1**

**\*\*END TERRACED HOUSE\* NO CHAIN\*\***  
MGY are pleased to present for sale a two bedroom end terraced house situated in the sought after development Grangemoor Court. The accommodation comprises entrance porch, living room, kitchen, two double bedrooms, bathroom and rear garden. The spacious property further benefits from double glazing throughout, gas central heating, two allocated parking spaces and visitor parking. No chain. Viewing highly recommended.

**TENURE: FREEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 663 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Grangemoor Court is a quiet development situated in a fantastic location. The property is within walking distance to Cardiff Marina, a variety of coffee shops and restaurants, Cardiff International Pool and White Water, The Green Giraffe Nursery and Cardiff Bay Retail Park. Excellent bus and transport links nearby, to the M4 and Cardiff City Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

#### ENTRANCE HALL

Entered via wooden door with obscure glass panels to porch area. Carpeted flooring. Wall mounted radiator. Storage cupboard. Additional door leading to living room.

#### LIVING ROOM

13' 3" x 12' 7" (4.04m x 3.85m)  
Double glazed uPVC windows to front. Spacious living room. Carpeted flooring. Two wall mounted radiators. TV Aerial point. Telephone point. Door leading to kitchen. Carpeted stairway leading to first floor.

#### KITCHEN

12' 7" x 11' 11" (3.85m x 3.64m)  
Double glazed uPVC windows to rear. Vinyl flooring. Part tiled walls. Fitted wall and base units with work surfaces incorporating stainless steel sink. Ample storage. Built in oven, microwave and four ring electric hob, with extractor hood over. Wall mounted boiler. Space for fridge freezer and washing machine. Wall mounted radiator. Under stairs storage area. Door leading to rear garden.

#### FIRST FLOOR

Carpeted flooring. Wall mounted radiator. Loft access. Doors leading to bedrooms and bathroom.

#### MASTER BEDROOM

12' 8" x 9' 0" (3.88m x 2.76m)  
Double glazed uPVC windows to front. Carpeted flooring. TV Aerial point. Telephone point. Wall mounted radiator.

#### BEDROOM TWO

12' 8" x 8' 9" (3.88m x 2.68m)  
Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. TV Aerial point. Telephone point. Wall mounted radiator.

#### BATHROOM

Obscure double glazed uPVC window to side. Vinyl flooring. Part tiled walls. Pedestal wash hand basin. W.C. Panelled bath, with shower over. Extractor fan. Storage cupboard housing hot water tank.

#### REAR GARDEN

Large rear garden with fence surround. Paved seating area. Accessed from the kitchen and side gate.

#### PARKING

Two allocated parking spaces. Visitor parking.

#### TENURE

MGY are advised that the property is freehold. Low service charges of approx: £400 per annum, which includes maintenance of communal gardens, onsite caretaker, reserve fund contribution, two allocated parking spaces and visitor parking.





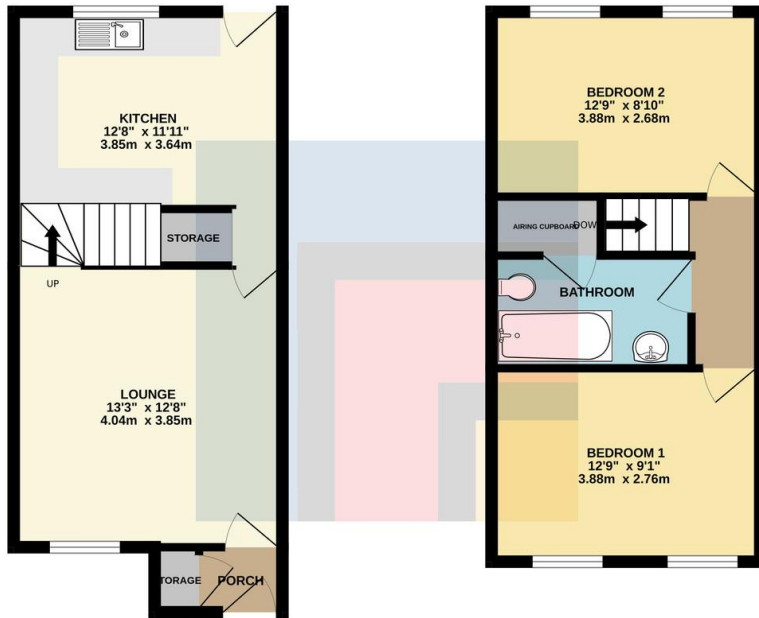
# GRANGEMOOR COURT, GRANGETOWN, CARDIFF, CF11 0AQ



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GROUND FLOOR  
337 sq.ft. (31.3 sq.m.) approx.

1ST FLOOR  
327 sq.ft. (30.4 sq.m.) approx.



TOTAL FLOOR AREA - 663 sq.ft. (61.6 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARDIFF** 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,  
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