



**GRANGEMOOR COURT**  
CARDIFF BAY  
CARDIFF CF11 0AF

ASKING PRICE OF  
**£260,000**



**THREE BEDROOM DUPLEX APARTMENT**



**3**



**2**



**2**



**1**

**\*BEAUTIFULLY PRESENTED, THREE BEDROOM APARTMENT WITH WATER VIEWS\*** MGY are delighted to bring to market this bright and spacious, three bedroom duplex apartment located within the popular Grangemoor Court development in Cardiff Bay. The accommodation briefly comprises entrance hallway, lounge, kitchen/diner, three bedrooms - master ensuite shower room and bathroom. The property further benefits from having two allocated parking spaces, private balcony with incredible water views, electric heating and double glazing throughout.

**\*Viewing highly recommended\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX:**

**VIEWING: STRICTLY BY APPOINTMENT**

#### LOCATION

Grangemoor Court is a quiet development situated in a fantastic waterfront location, surrounded by natural wildlife and with a private walkway. 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 Nursey 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 private front door. Laminate flooring. Pendant light fitting. Wall mounted electric heater. Power points. Doors leading to all bedrooms, bathroom and two storage cupboard - one housing boiler. Stairs rising to first floor.

#### MASTER BEDROOM

Continuation of laminate flooring. Pendant light fitting. Power points. Wall mounted electric heater. Double glazed uPVC window providing incredible water views. Door to :-

#### ENSUITE

Vinyl flooring. Partially tiled walls. WC. Walk in shower cubicle with mains powered shower over. Pedestal wash hand basin with hot and cold tap over. Wall mounted mirror with lighting above. Extractor fan. Pendant light fitting. Obscure double glazed uPVC window.

#### BEDROOM TWO

Laminate flooring. Wall mounted electric heater. Pendant light fitting. Power points. Double glazed uPVC window to side aspect. Door to storage cupboard.

#### BEDROOM THREE

Laminate flooring. Two double glazed uPVC windows to side and front aspect. Pendant light fitting. Power points. Wall mounted electric heater. Door to storage cupboard.

#### BATHROOM

Vinyl flooring. Partially tiled walls. Pedestal wash hand basin with hot and cold tap over. WC. Panelled bath with hot and cold tap over and handheld shower head above. Heated towel rail. Extractor fan. Pendant light fitting. Shaver point.

#### FIRST FLOOR

Carpet to stairs, laminate flooring to landing. Access to boarded loft space with fitted ladder. Pendant light fitting. Doors to lounge and kitchen/diner.

#### LOUNGE

Continuation of laminate flooring. Two pendant light fittings. Wall mounted electric heater. Two double glazed uPVC windows to front aspect and additional double glazed uPVC French doors leading to private balcony. TV and telephone point. Interconnecting door leading to kitchen/diner. Power points.

#### BALCONY

Large private balcony with wall border and incredible water views. Afternoon sun. Decked and sheltered. Accessed from the living room.



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## KITCHEN/DINER

Vinyl flooring. Three double glazed uPVC window to front and side aspect. Two pendant light fittings. Wall mounted electric heater. Power points. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating 1.5 stainless steel sink with mixer tap over and four ring electric hob with extractor above. Integrated appliances such as dishwasher and oven. Tiled splashbacks. Extractor fan. Space and plumbing for washing machine. Fridge/freezer.

## PARKING

Two allocated parking spaces. Visitor parking.

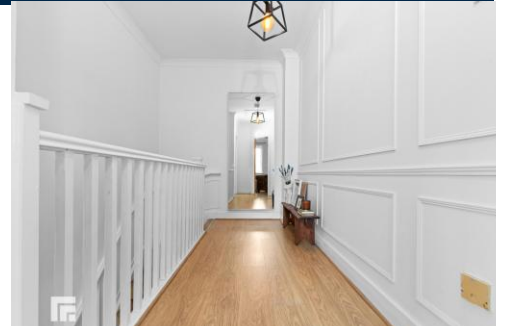
## TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2000. Service charges of £1440 per annum, which includes building insurance, maintenance of communal gardens, onsite caretaker, window cleaning, two allocated parking spaces and visitor parking. Ground rent £91.45 per annum.



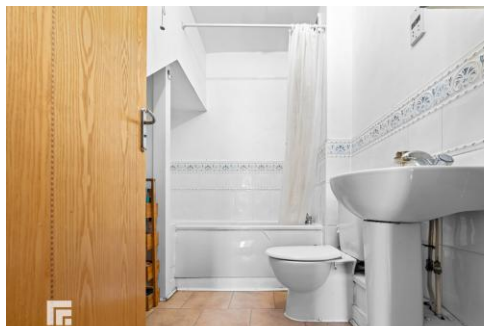
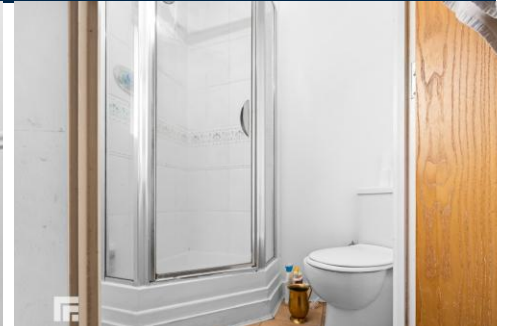
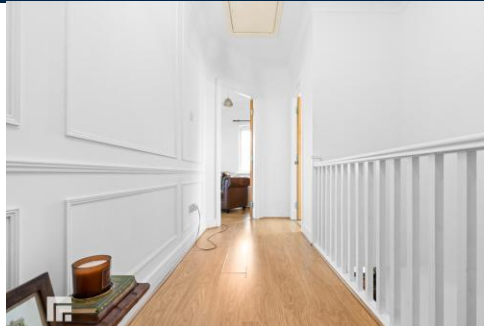


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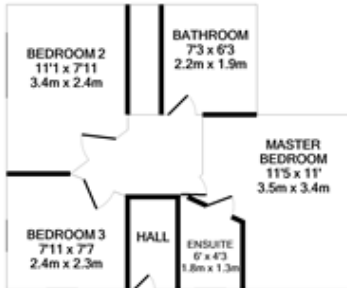




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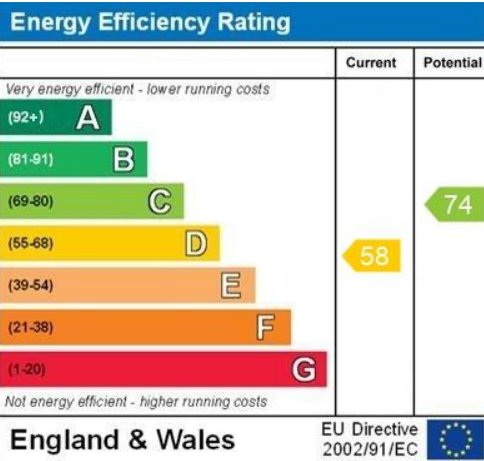
GROUND FLOOR  
APPROX. FLOOR  
AREA 343 SQ. FT.  
(31.8 SQ. M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 410 SQ. FT.  
(38.1 SQ. M.)

TOTAL APPROX. FLOOR AREA 753 SQ. FT. (70.0 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained herein, 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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