80, Grangemoor Court

Cardiff, CF11 0AE

Watts & Morgan

80 Grangemoor Court

Cardiff CF11 0AE

£190,000 Leasehold

2 Bedrooms | 2 Bathrooms | 1 Reception Room

Nestled in the heart of Cardiff Bay, 80 Grangemoor Court is a ground floor apartment enjoying river views and offering a blend of comfort and convenience. Conveniently located to Cardiff City Centre and the M4 Motorway. Situated in a desirable location, residents will benefit from easy access to local amenities, restaurants, parks and transport links, as well as the Ely River Trail. Accommodation briefly comprises; entrance hall, living room, kitchen, primary bedroom with en-suite, second double bedroom and bathroom. The property further benefits from access to a private terrace and two allocated parking spaces with additional visitor parking available. Being sold with no-onward chain.

Directions
Cardiff City Centre – 2.4 miles
M4 Motorway – 8.5 miles

Your local office: Penarth
T: 02920 712266 (1)
E: penarth@wattsandmorgan.co.uk

Summary of Accommodation

Accommodation

A secure communal entrance accessed via a code with stairs to each floor. Apartment 80 is located on the ground floor.

Entered via a solid wooden door into a hallway benefitting from wood effect laminate flooring and two recessed storage cupboards; one of which housing the ‘Santon Premier’ hot water cylinder.

The living room benefits from continuation of laminate wood flooring, a wall-mounted intercom system, a uPVC double-glazed window to the side elevation and a set of uPVC double-glazed French doors providing access to the private terrace, enjoying river views.

The kitchen has been fitted with a range of wall and base units with roll top laminate work surfaces. Integral appliances to remain include; a ‘Siemens’ combination oven, an ‘AEG’ electric oven and an ‘AEG’ 4-ring electric hob with an extractor fan over. Space and plumbing has been provided for freestanding white goods. The kitchen further benefits from vinyl tile flooring, partially tiled splash-back, a stainless steel bowl and a half sink with a mixer tap over, an extractor fan and a uPVC double-glazed window to the side elevations.

Bedroom one is a spacious double bedroom benefitting from carpeted flooring, a recessed storage cupboard and a set of uPVC double-glazed French doors providing further access to the terrace. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with a thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from carpeted flooring, partially tiled walls/splash-back and an extractor fan.

Bedroom two is another double bedroom benefitting from carpeted flooring and two uPVC double-glazed windows to the front/side elevations.

The bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from tile effect vinyl flooring, partially tiled walls, a wall-mounted chrome towel radiator, an extractor fan and an obscure uPVC double-glazed window to the front elevation.

Gardens & Grounds

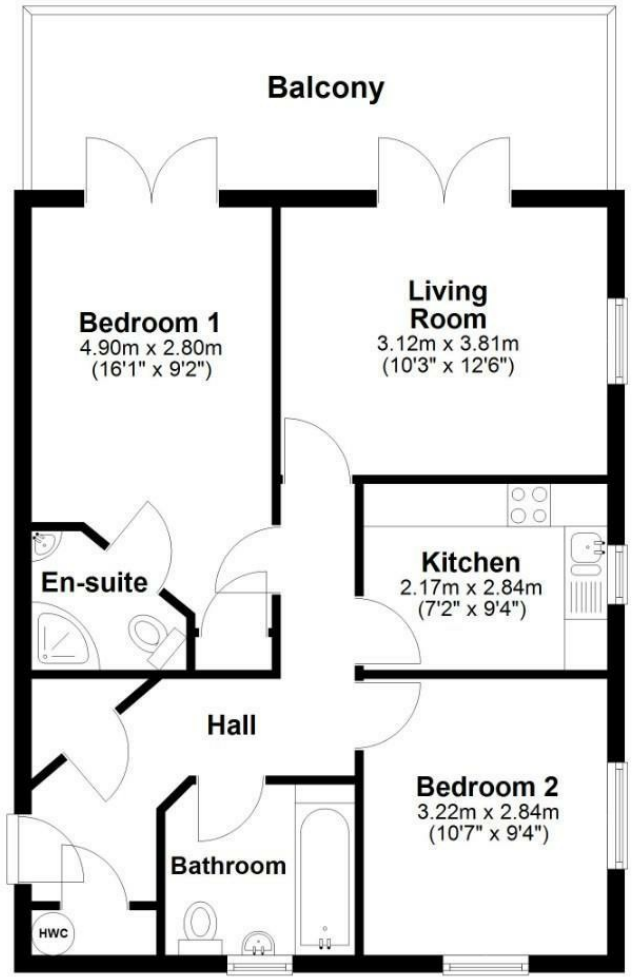
80 Grangemoor Court benefits from a private deck enjoying river views.
The property further benefits from two allocated parking spaces with additional visitor parking available.

Additional Information

Electric and water mains services connected.
Leasehold. 999 years from 1999 (approx. 972 years remaining).
We have been reliably informed that the Service Charge is £1300pa.
We have been reliably informed that the Ground Rent is £182.90pa.
Council tax is band 'D'.
EPC rating ‘TBC’.

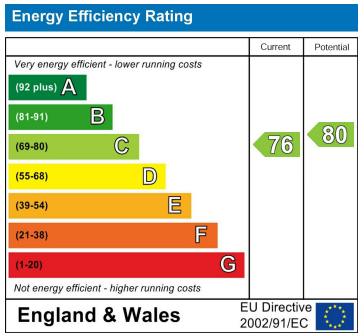
Ground Floor

Approx. 58.5 sq. metres (629.7 sq. feet)



Total area: approx. 58.5 sq. metres (629.7 sq. feet)

Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.



Scan to view property

Bridgend
T 01656 644 288
E bridgend@wattsandmorgan.co.uk

Cowbridge
T 01446 773 500
E cowbridge@wattsandmorgan.co.uk

Penarth
T 029 2071 2266
E penarth@wattsandmorgan.co.uk

London
T 020 7467 5330
E london@wattsandmorgan.co.uk

Follow us on

Watts & Morgan