

11 Grangemoor Court, Cardiff

£270,000 Freehold

Council Tax band: F

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D

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 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 new composite door, with obscure glass panels to porch area. Brand new fitted carpet. Wall mounted radiator. Storage cupboard. Additional oak glazed door leading to living room.

LIVING ROOM

Dimensions: 13' 3" x 12' 7" (4.04m x 3.85m). Double glazed uPVC windows to front. Spacious living room. Brand new fitted carpet. Two wall mounted radiators. TV Aerial point. Telephone point. Oak glazed door leading to kitchen. Carpeted stairway leading to first floor.

KITCHEN

Dimensions: 12' 7" x 11' 11" (3.85m x 3.64m). Impressive 'Howdens' kitchen. Double glazed uPVC windows to rear. Ample natural daylight. Brand new fitted grey gloss wall and base units with work surfaces incorporating 'Frankie' kitchen sink and taps. Ample storage. Built in electric oven, microwave and four ring Lamona induction hob, with extractor hood over. Tiled splashback. Integrated double fridge freezer and washing machine. All appliances are brand new with manufacturers guarantee. Break bar with space for two breakfast stools. Storage cupboard housing brand new Worcester Combi-boiler with five year manufacturer guarantee. Soft cushion vinyl flooring. Wall mounted radiator. Oak door to under stairs storage space. Remote room thermostat and programmer. Double glazed uPVC door, leading to rear garden.

FIRST FLOOR

Brand new fitted carpet. Wall mounted radiator. Loft access. Oak doors leading to bedrooms and brand new bathroom.

MASTER BEDROOM

Dimensions: 12' 8" x 9' 0" (3.88m x 2.76m). Double glazed uPVC windows to front. Brand new fitted carpet. TV Aerial point. Telephone point. Wall mounted radiator.

BEDROOM TWO

Dimensions: 12' 8" x 8' 9" (3.88m x 2.68m). Second double bedroom. Double glazed uPVC windows to front. Brand new fitted carpet. TV Aerial point. Telephone point. Wall mounted radiator.

BATHROOM

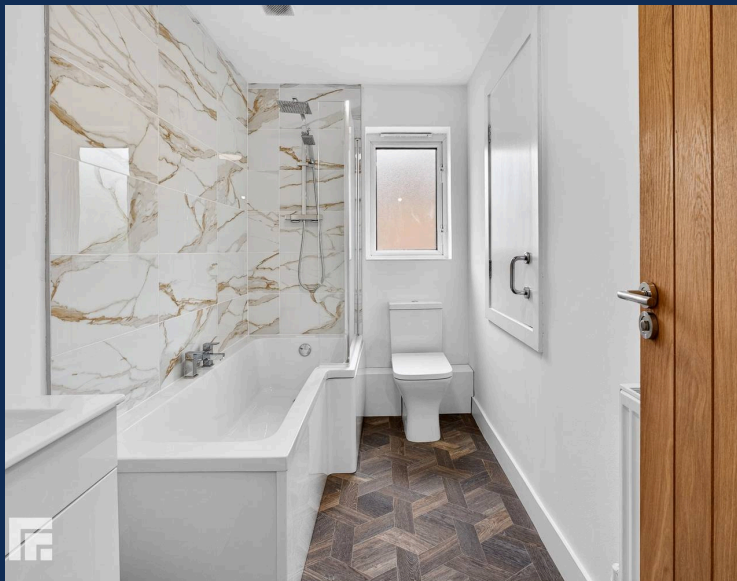
High specification bathroom. Brand new white three piece suite comprising vanity enclosed wash hand basin, ceramic cistern W.C, panelled bath with thermostatic mixer shower (rainfall shower and additional shower attachment). Luxury tiled feature wall. Wall mounted mirror. Obscure double glazed uPVC window to side. Soft cushion vinyl flooring.. Wall mounted radiator. Extractor fan. Large built in storage cupboard.

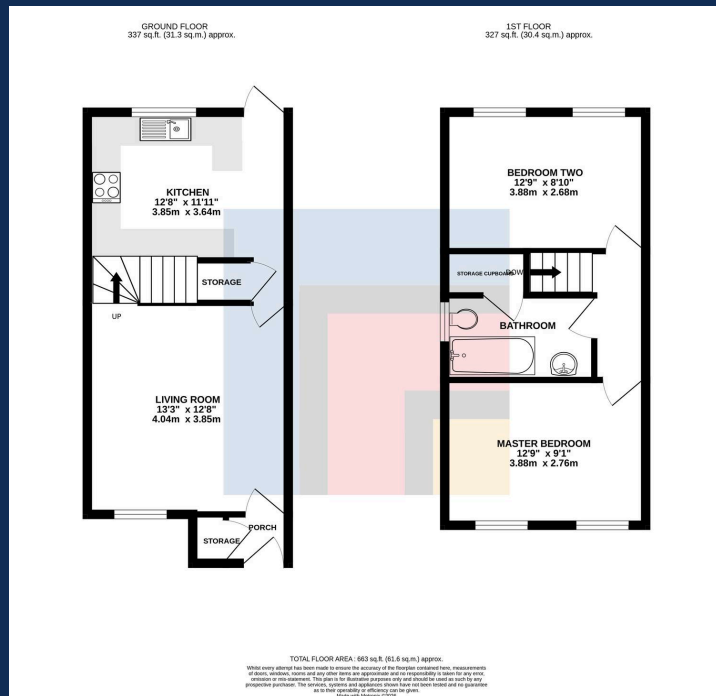
TENURE

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

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.





CARDIFF 029 2046 5466

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