

Grangemoor Court

Cardiff | CF11 0AA

Two Bedroom Apartment | Asking Price Of £165,000



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PROPERTY DESCRIPTION

****IMMACULATE* STUNNING WATER VIEWS**** MGY are pleased to present an immaculate two bedroom, first floor apartment within the popular Grangemoor Court development. The spacious accommodation comprises of entrance hall to lounge/diner with balcony, fitted kitchen, bathroom and two double bedrooms, one with en-suite. The property further benefits from double glazing, TWO allocated parking spaces and a large south facing balcony, with stunning water views. Viewing highly recommended.

- **Tenure** Leasehold
- **Council Tax Band D**
- **Floor Area (approx.)** 586 sq ft
- **Viewing Arrangements**
Strictly by Appointment

ENTRANCE HALL

Entered via wooden door. Carpeted flooring. Two storage cupboards, one housing hot water tank. Electric storage heater.

LIVING ROOM

10' 3" x 12' 5" (3.14m x 3.81m)
Double glazed uPVC doors and windows to front and side, with doors leading onto decked balcony with stunning water views. Ample natural daylight. Immaculate living area. Carpeted flooring. T.V Ariel point. Telephone point. Electric radiator.

KITCHEN

7' 0" x 9' 1" (2.14m x 2.78m)
Double glazed uPVC window to side. Vinyl flooring. Part tiled walls. Modern base and wall units with wooden work surfaces incorporating stainless steel sink. Built in oven, 4 ring electric hob and extractor over. Ample storage throughout. Space for washing machine and fridge freezer.

EN SUITE

Tiled floor and walls. Large shower cubicle. Pedestal wash hand basin. W.C. Shaver point.

BEDROOM TWO

10' 10" x 9' 6" (3.31m x 2.90m)
Double glazed uPVC window to side and rear. Carpeted flooring.

BATHROOM

Tiled floor. Part tiled walls. Panelled bath, with hand held shower over. Pedestal wash hand basin. W.C. Shaver point. Vanity enclosed wall mounted mirrored cabinet.

BALCONY

Large decked balcony, with direct water views. South Facing. Accessed from the living room.

PARKING

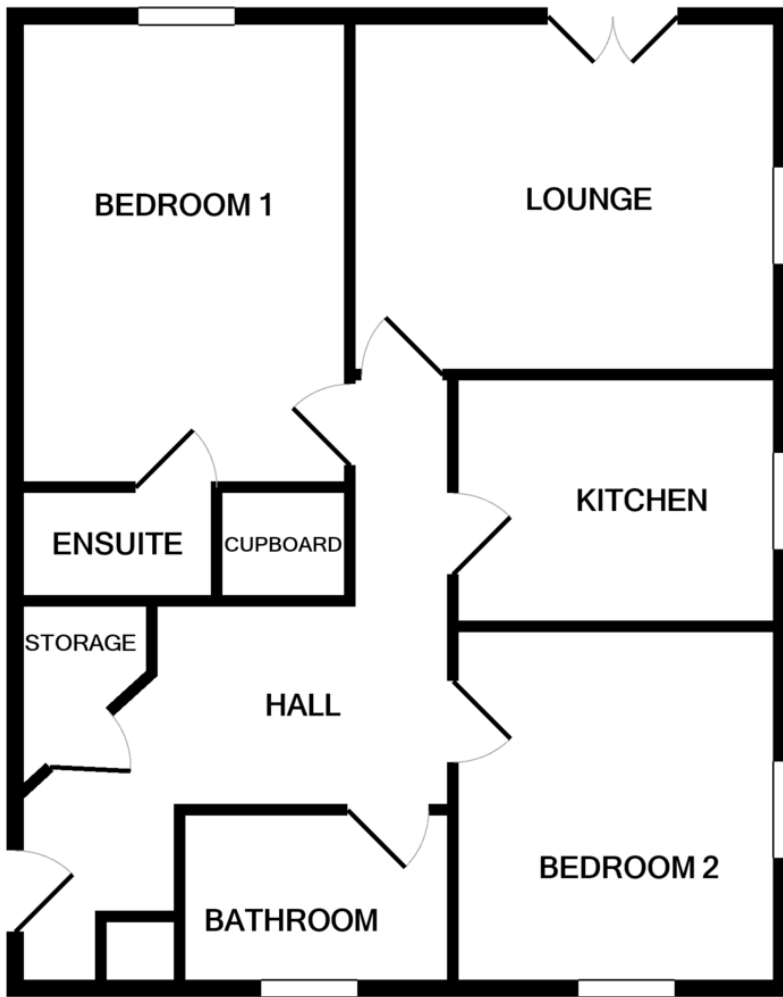
Two allocated parking spaces and ample visitors spaces.

TENURE

MGY are advised that the property is leasehold, with a lease of 999 years from 1999. Service charges approximately £1440 per annum, which includes buildings insurance. Ground rent £100 per annum.



FLOORPLANS



TOTAL APPROX. FLOOR AREA 597 SQ.FT. (55.5 SQ.M.)

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