

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS

JeffreyRoss

PIERHEAD VIEW





COMMUNAL ENTRANCE

Enter via intercom phone, access to all apartments via lift and stairwell.

HALL

Polished Walnut style laminate flooring, intercom entry phone, generous double cloaks cupboard plus separate airing cupboard housing the hot water cylinder.

LOUNGE

5.23m max x 4.75m max (17'2" max x 15'7" max)

Spacious living room open to the dining area, to the corner a wrap-around window including a door allows access onto the balcony in turn overlooking the Yachts moored on the river below, TV point, telephone point.

KITCHEN DINER

6.48m max x 1.88m max (21'3" max x 6'2" max)

In the dining area - room for table & chairs, window to rear with stunning water view, open to the extensively fitted kitchen - laminate worktop and inset stainless steel one & half bowl sink & drainer with mixer tap plus tiled splash backs, integrated dishwasher plus built in oven, hob & cooker hood, fridge/freezer plus washing machine to remain, tiled floor, under lighting plus extractor fan.

BEDROOM 1

4.39m max x 3.51m max (14'5" max x 11'6" max)

Large double bedroom, window to side with a view up the river, built in triple wardrobes, TV point, telephone point.

EN SUITE SHOWER ROOM

With a white suite by Roca comprising a shower cubicle, pedestal wash hand basin and close coupled wc, tiled surround, heated towel rail, shaver point, extractor fan.

BEDROOM 2

4.39m x 2.64m (14'5" x 8'8")

Large double bedroom, window to side looking to the river, built in double wardrobe.

BATHROOM

With a white suite by Roca comprising a panel bath with independent shower plus glass screen, vanity wash hand basin and close coupled wc - concealed cistern, tiled surround, heated towel rail, shaver point, extractor fan, tiled floor.

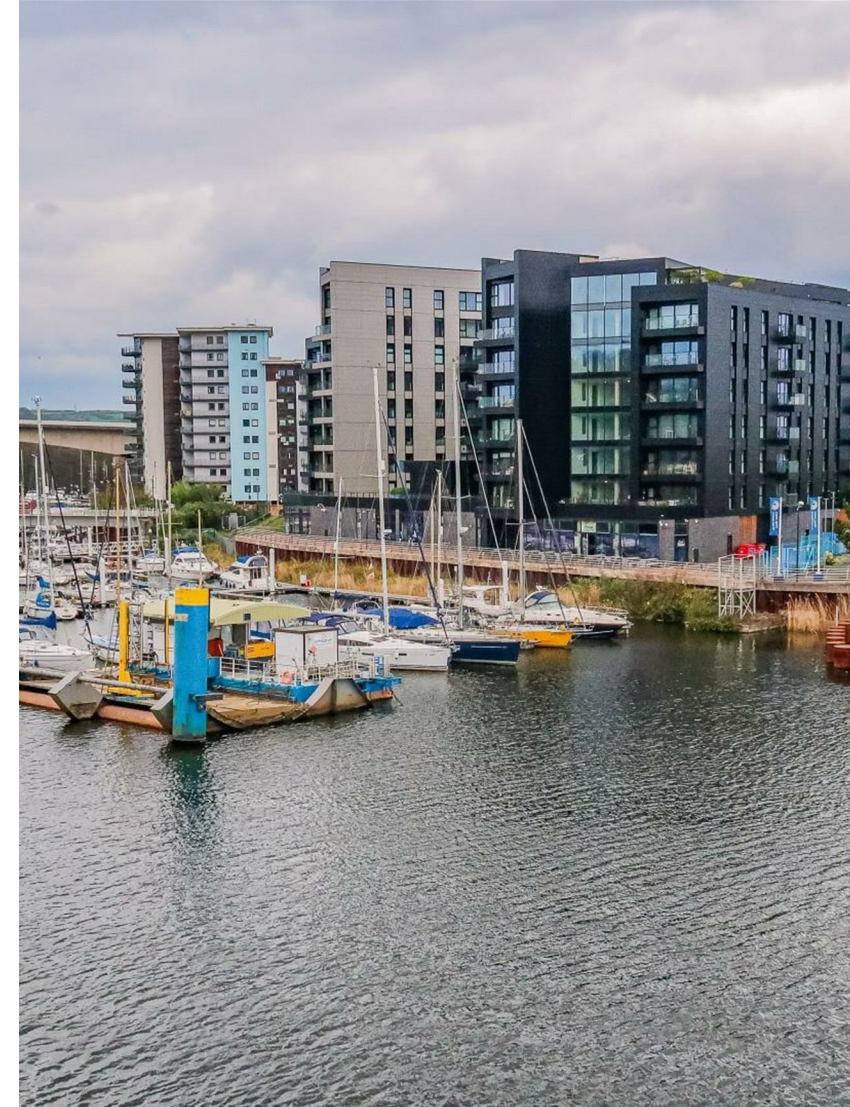
OUTSIDE

Sett in well tended secure grounds - electric gate upon arrival, 2 allocated parking spaces.

INFORMATION

We believe the apartment is leasehold with a lease of 999 years from 1st May 2002 therefore with 976 years remaining. There is a ground rent payment of £190.00 per annum plus current service charge of £1,164.50 for 6 months.

Council Banding - Band F £3,068.02 (2025-2026)





PIERHEAD VIEW

, CF64 1SJ - £235,000



2 Bedroom(s)

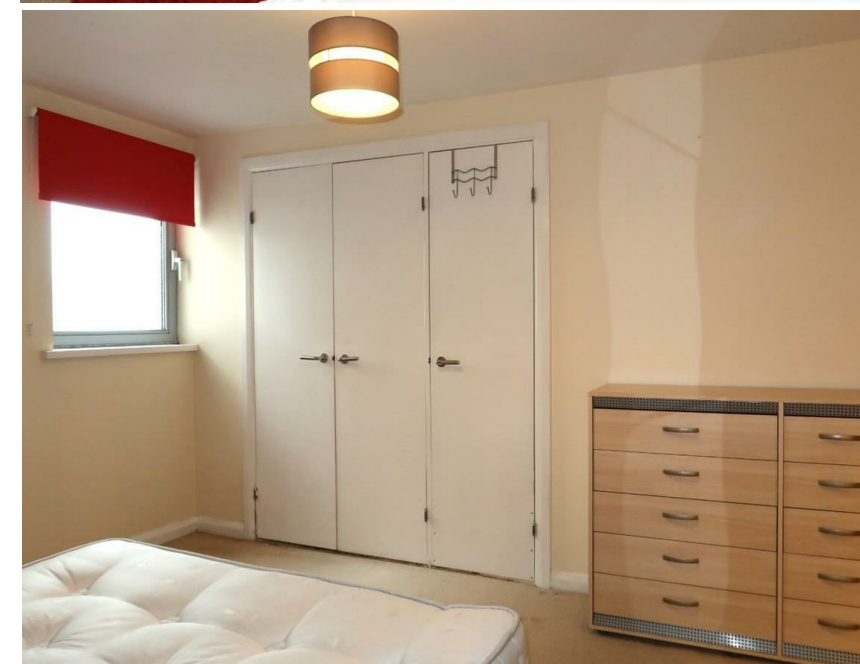


2 Bathroom(s)



828.00 sq ft

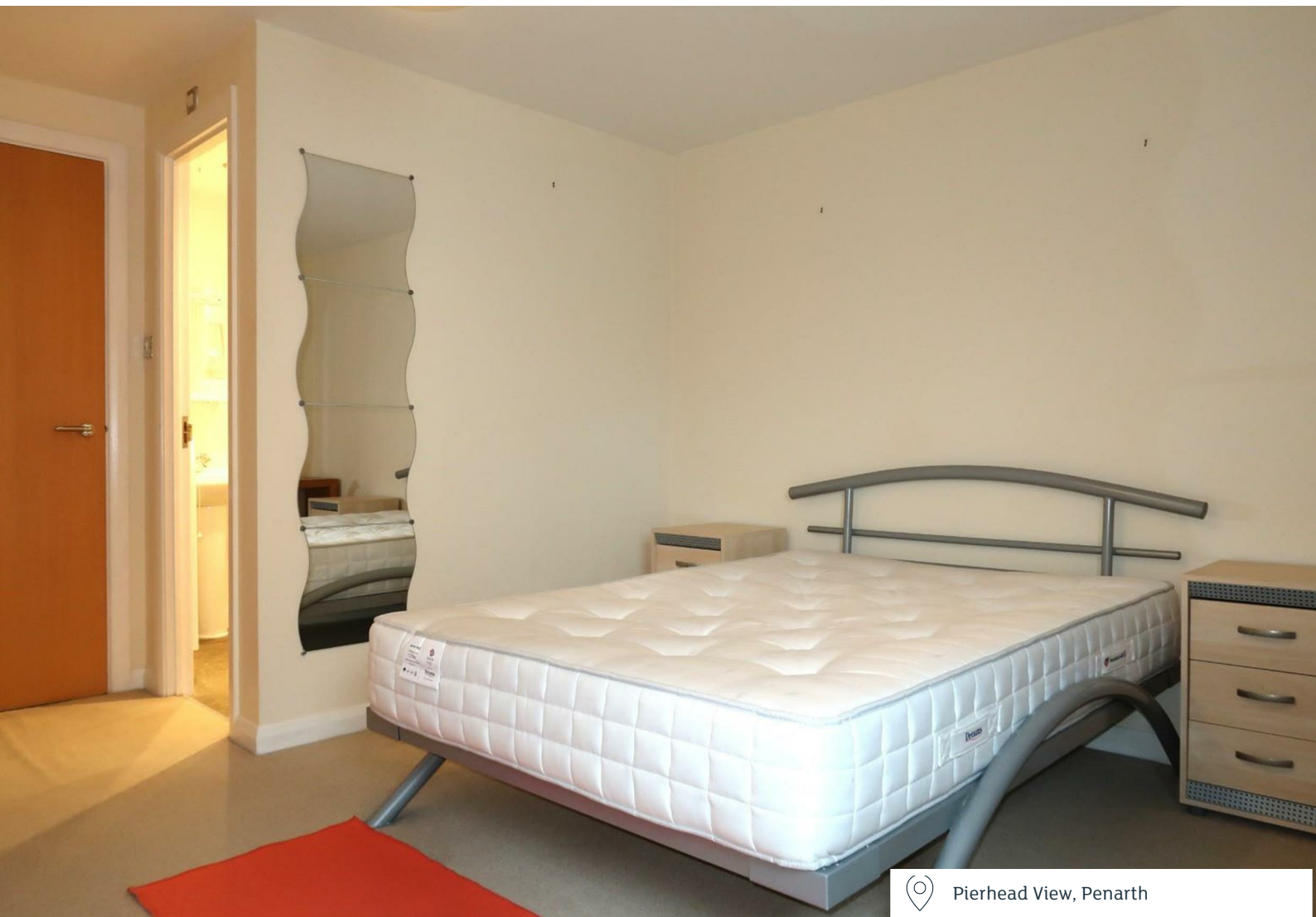
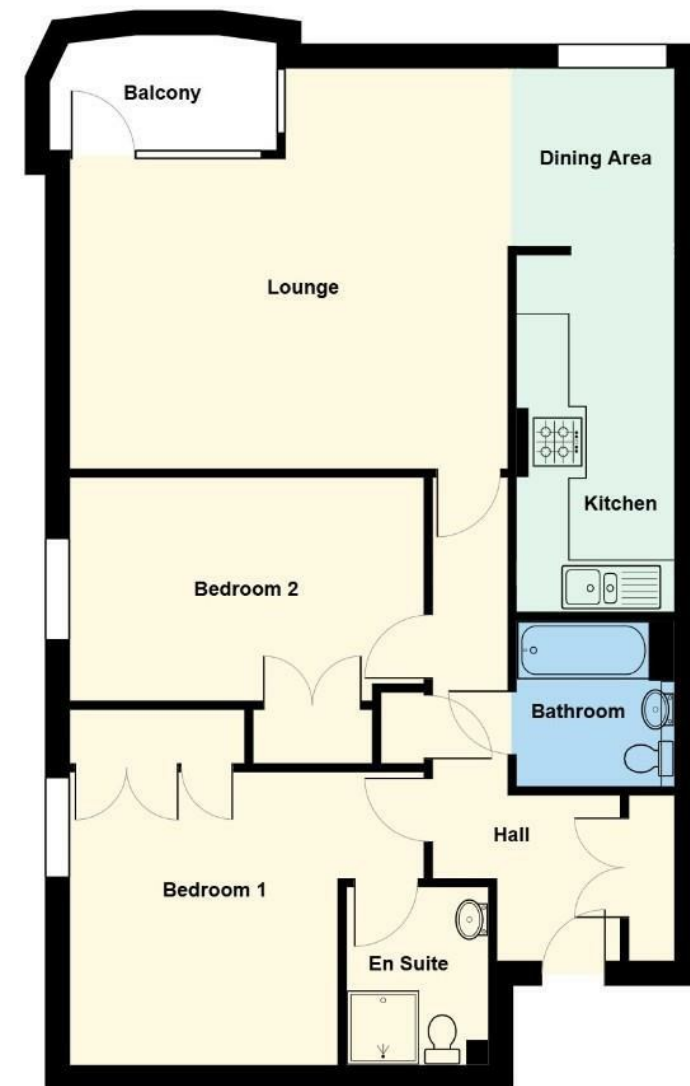
For sale with no on-going chain and immediate occupation.
Spacious waterfront apartment located upon the 3rd floor.
Beautifully presented and directly overlooking the river below.
Boasting 2 large double bedrooms - both with built in wardrobes plus an en suite shower room from the master in addition to the bathroom.
Briefly comprising a communal entrance, hall, spacious living room with balcony overlooking the water and lounge open to a dining area and extensively fitted kitchen - integrated dishwasher, oven, hob & hood plus fridge/freezer and washing machine to remain.
Complimented with double glazing and electric heating.
Building benefits from remote control electric gates upon entry for secure off road parking - 2 spaces allocated, lift & intercom entry.
Viewing highly recommended.



PROPERTY SPECIALIST

Mr Paul Davies
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Negotiator





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 