

Atlantic Wharf

CARDIFF BAY, CF10 4AH

GUIDE PRICE £310,000

Hern &
Crabtree



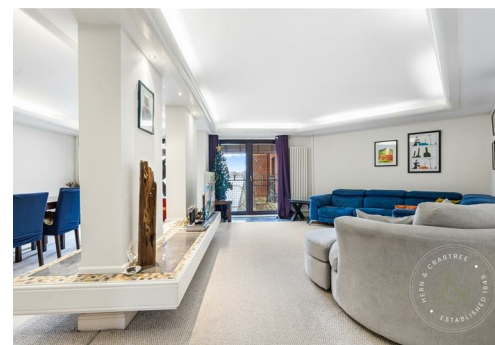
Atlantic Wharf

Discover a rare opportunity to own this architecturally designed, one-of-a-kind apartment in the sought-after Atlantic Wharf. Originally two separate apartments, this impressive home has been skilfully combined to create a stunning three double-bedroom living space, spanning over 1,300 square feet. Bathed in natural light from its dual aspects, the apartment offers breath taking views of the historic Bute East Dock waterway, which can be admired from the lounge, dining room, and primary bedroom.

With lift access from the communal entrance, the journey begins with an entrance porch leading into a traditional hallway, complete with ample storage. From here, doors guide you to every part of this remarkable home. At one end, you'll find a sleek, modern Keller German-designed kitchen and breakfast room, perfectly equipped for both everyday living and entertaining. The spacious living room connects seamlessly to a separate dining room in a stylish broken-plan layout, with both rooms featuring French doors and Juliet balconies, inviting in picturesque waterside views.

The generous primary bedroom boasts fitted wardrobes and a private en suite bathroom, offering a serene retreat. Two further double bedrooms provide versatile living options, one of which also benefits from an en suite shower room. With its thoughtful design and enviable waterside location, this property delivers a truly unique lifestyle in the heart of Cardiff.

Atlantic Wharf is nestled along the Bute East Dock, providing residents with serene waterfront views and a calming atmosphere. The neighbourhood sits between Cardiff Bay and the city centre, offering the best of both worlds. You're just a short walk or cycle away from Cardiff Bay's buzzing restaurants, cafes, and entertainment venues, as well as the rich cultural attractions of the city centre, such as Cardiff Castle and the Principality Stadium.



1353.00 sq ft

Entrance

Enter from the communal hallway. Door leading to the hallway. Door leading to the bathroom. Coved ceiling. Wooden laminate flooring.

Hall

Coved ceiling. Wooden laminate flooring. Radiator. Telephone intercom. Fitted storage cupboard with concealed water tank.

Kitchen

20'4" max x 14'4" max
Double glazed window. Double glazed French doors to the Juliette balcony. Wall and base units with wooden worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with cooker hood over. Integrated oven. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Integrated washing machine. Breakfast bar. Tiled splashback. Wooden laminate flooring. Radiator.

Lounge

20'6" max x 16'3" max
Double glazed French doors to the Juliette balcony. Radiator. Recessed ceiling with lighting.

Dining Room

20'3" max x 9'9" max
Double glazed French doors to the Juliette balcony. Radiator. Recessed ceiling with lighting.

Bedroom One

17'3" max x 12'4" max
Double glazed window. Coved ceiling. Radiator. Fitted mirrored wardrobes. Door leading to bathroom.

Bedroom Two

12'6" max x 9'3" max
Double glazed window. Coved ceiling. Radiator. Fitted mirrored wardrobe. Fitted storage cupboard. Door leading to:

En Suite

W/C and wash hand basin. Shower quadrant with glass sliding door. Tiled walls. Tiled flooring. Extractor fan.

Bedroom Three

14'4" max x 7'11" max
Double glazed window. Coved ceiling. Radiator. Fitted mirrored wardrobe.

Bathroom

W/C and wash hand basin. Bath with electric shower over and glass splashback screen. Tiled walls. Tiled flooring. Extractor fan. Coved ceiling. Heated towel rail.

Tenure

Leasehold. 89 years remaining on the lease. Service & Maintenance charges £265.32 pcm.

Additional Information

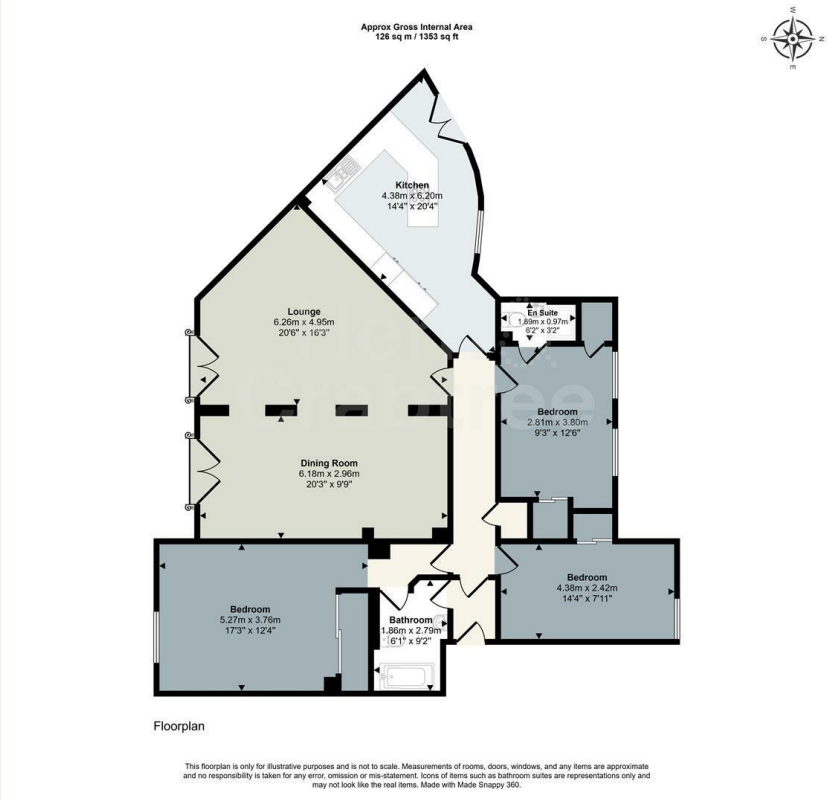
Council Tax Band G (Cardiff). EPC rating B.

Disclaimer

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	85	85
(81-91) B		
(69-80) C		
(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 