

Jeffrey Ross

STYLISH SALES
& LETTINGS
CARDIFF'S HOME FOR



CHANDLERY WAY
CARDIFF BAY



Porto House-181 Chandlery Way, Century Wharf, CRF

Main Building: Total Exterior Area Above Grade 163.42 m²



0 2 4 m

PREPARED: 2022/10/26

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE



Simply fantastic views across the City and Cardiff Bay, if you are looking for an executive apartment in Cardiff that has it all then look no further than this Duplex in Century Wharf.

Comments by - Mr Elliott Hooper-Nash



CHANDLERY WAY

CARDIFF BAY, CF10 5NP - ASKING PRICE £495,000

2 Bedroom(s) 2 Bathroom(s) 1574.00 sq ft

JeffreyRoss are proud to bring to the market this exceptional Duplex, Penthouse apartment located in the popular Century Wharf development in Cardiff Bay. This stylish apartment briefly comprises Entrance hallway, Large double bedroom with access to the first balcony, modern fitted bathroom, open plan living room and dining room with feature full height glazing with views along the River Taff and the mezzanine on the second floor. The owners have added bi-folding doors to access the river side balcony. A separate modern fitted kitchen is accessed off the dining area. The first floor is access via a feature split level staircase again with feature window and water views, the landing leads to the mezzanine level that is currently used as a home office which also benefits bi-folding doors onto the third balcony with views across the City. The master bedroom on this level benefits walk in wardrobe, ensuite, 4th balcony with views across Cardiff Bay and hallway for the entrance from the 7th floor. This unique apartment comprises entrances on both the 6th and 7th floors which makes it perfectly accessible for all buyers. This apartment is set in approx 1,574 SQFT making it one of the largest styles in Cardiff Bay and would be ideal for purchasers looking to downsize, work from homes, M4 commuter purchaser or for investment given the planned development in the City Centre and Central Quay. This apartment boast two parking spaces, one undercroft and one to the front of the apartment block, as well as 2 visitor passes and use of the gym and swimming pool facilities on site.

Take an interactive walk around our Virtual tour for a closer look.

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
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Director





Entrance Hallway

Bedroom Two
4.80m x 3.79m (15'8" x 12'5")

Balcony

Family bathroom
2.13m x 3.99m (6'11" x 13'1")

Open plan Living and Dining
8.91m x 5.17m widest point (29'2" x 16'11" widest point)

Balcony

Kitchen
2.61m x 3.19m (8'6" x 10'5")

Master Bedroom
6.05m x 3.70m widest point (19'10" x 12'1" widest point)

To the first Floor

Ensuite
2.15m x 2.42m (7'0" x 7'11")

Walk in wardrobe

Balcony

Inner Hall

Mezzanine Level
2.47m x 6.62m (8'1" x 21'8")

Balcony

Tenure
We are informed by our client that the property is Leasehold, this is to be confirmed by your legal advisor.

Service Charges
£3,734.85 per annum - Charges cover Concierge, Building insurance, Water rates, Leisure facilities, communal lighting and heating, window cleaning, lift maintenance and refuse. This is to be confirmed by your legal advisor.

Ground Rent
£393 per annum

Lease details
999 years from 2001

Council Tax
Band - G

Parking

Two allocated spaces, one undercroft and one to the front of the development

Additional information

New windows and bi-folding doors fitted in 2016.
Engineered Wood floor in American Black Walnut fitted in 2018
Rent Potential of £2,000 per month.
Mezzanine currently used as an incredible home office.
Underfloor heating throughout.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	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	





