



**KEY**  
EXECUTIVE  
SALES

**Guide Price £217,500 , Havannah Street, Cardiff CF10 5SF**



- Desirable Location
- Allocated Undercroft Parking
- Large Terrace with Water Views
- First floor two bedroom apartment
- No Onward Chain
- Lift Access

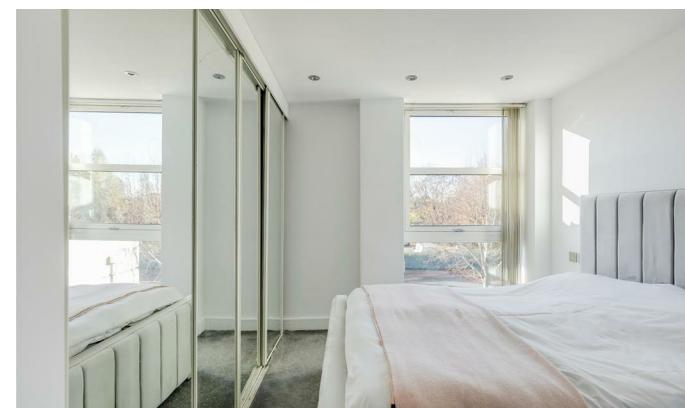
The second bedroom is rail, spotlights, two vanity mirrors, and a ceiling extractor fan.

also newly re-carpeted and features a double-glazed window, with four fitted double wardrobes offering generous hanging space and an additional fitted wardrobe. It has spotlights, a TV aerial socket, and power points.

This property offers a stylish and functional living space with excellent views and convenient amenities.

years left on lease - approximately 978 years  
Service Charge - £3076  
Ground Rent - £150 per annum  
Council Tax Band F

The family bathroom is equipped with a three-piece suite, including a low-level WC with a hidden cistern, a pedestal wash hand basin with storage underneath, and a paneled bath. The bathroom features, tiled walls, a heated towel



A lovely and bright two bedroom apartment in the heart of the bay with a large private terrace.

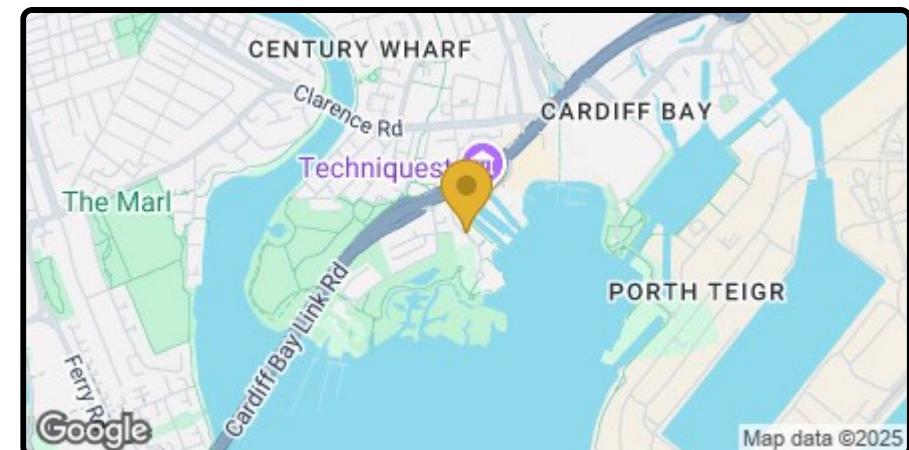
This property offers a well-appointed living space, featuring an entrance hall, a spacious lounge, a separate kitchen, a main double bedroom with an ensuite, and a second double bedroom. The accommodation boasts panoramic water views, visible through a full-height, full-width sliding door and windows overlooking a nature reserve and Cardiff Bay Yacht Club. Additional benefits include skirting heating, a video entry phone system, and allocated secure parking.

The entrance hallway is equipped with an intercom entry system and provides access to a storage cupboard housing the hot water tank. The hallway also leads to all other rooms, with wood-effect lino flooring, spotlights, and skirting board heating.

The light-filled lounge is a spacious living/dining area offering stunning views, with full-length double-glazed windows and a patio door leading to the terrace. It features wood-effect lino flooring, skirting board heating, spotlights, TV aerial and phone sockets, as well as power points.

The separate kitchen is fitted with a range of matching wall and base units with a worktop surface. It includes integrated appliances such as a four-ring electric hob, oven/microwave, stainless steel extractor hood, fridge/freezer, dishwasher, and washer/dryer. The kitchen also features, spotlights, power points, and a ceiling extractor fan.

The main bedroom is newly carpeted and benefits from double-glazed windows, ample space for wardrobes, and a TV aerial socket, along with power points and skirting board heating. It has an ensuite bathroom with a three-piece suite, including a low-level WC with a hidden cistern, a pedestal wash hand basin with storage underneath, and a walk-in shower cubicle with a power shower. The ensuite also includes, a wall-mounted heated towel rail, spotlights, a ceiling extractor fan, a vanity mirror, a shaving point, and a wall-mounted cabinet.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	56	56
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

## Key Executive Sales

02920 489 000 | [info@keyexecutivesales.co.uk](mailto:info@keyexecutivesales.co.uk) | [www.keylet.co.uk](http://www.keylet.co.uk) | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE  
Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863



## Ground Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



Total area: approx. 51.7 sq. metres (556.0 sq. feet)