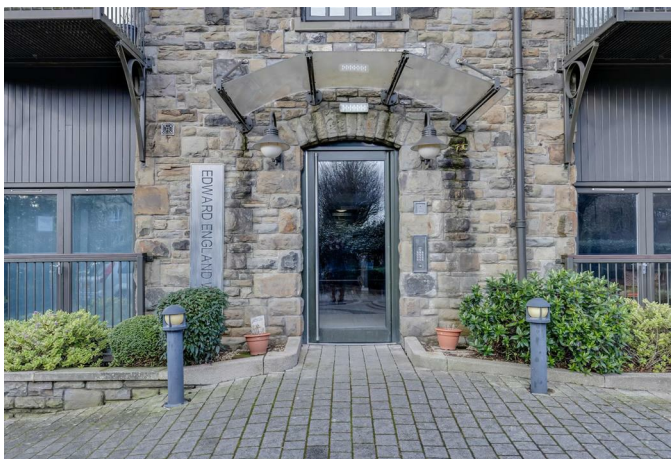




Guide Price £230,000 , Edward England Wharf, Lloyd George Avenue, Cardiff CF10 4QL



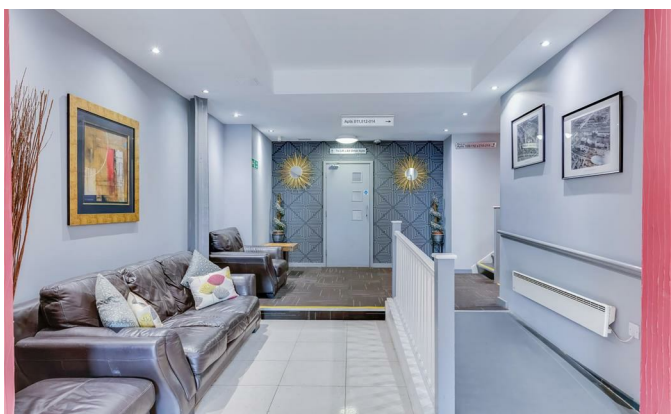
- Duplex Apartment
- Two Balconies
- Allocated Undercroft Parking
- Grade II Listed Building
- Walking Distance To City Centre
- Open Plan Kitchen/Living Area
- On Site Caretaker
- No Chain



Edward England Wharf is a highly sought-after private development that offers secure gated access, a secure undercroft parking space, and an on-site caretaker. The communal areas are meticulously maintained, including landscaped gardens with a paved seating area, perfect for relaxing in the warmer months. Residents will also benefit from an extended lease and the reassurance that an EWS1 form is in place, ensuring the building's safety and compliance with fire regulations.

St. David's Spa Hotel are also within easy reach. The property is perfectly placed for commuters, with Cardiff Central Station offering excellent rail links to destinations across the UK, while the M4 motorway is just a short drive away via the Butetown link road.

This apartment presents an excellent opportunity for a range of buyers, whether you're a first-time buyer looking to enter the property market, an investor seeking a high-demand rental, or someone in search of a stylish pied-à-terre in the heart of Cardiff. With a potential rental income of £1,400 per month, it is an attractive buy-to-let opportunity. The property is offered with no onward chain, and we highly recommend scheduling a viewing to fully appreciate everything this apartment has to offer.



The location is exceptional. Situated just one mile south of Cardiff City Centre, you'll have easy access to a wide variety of shops, restaurants, bars, and cultural venues, including the Wales Millennium Centre and the Atlantic Wharf Leisure complex. Cardiff Bay, with its scenic waterfront and vibrant dining options, is just a short walk away, while the retail offerings of Mermaid Quay and



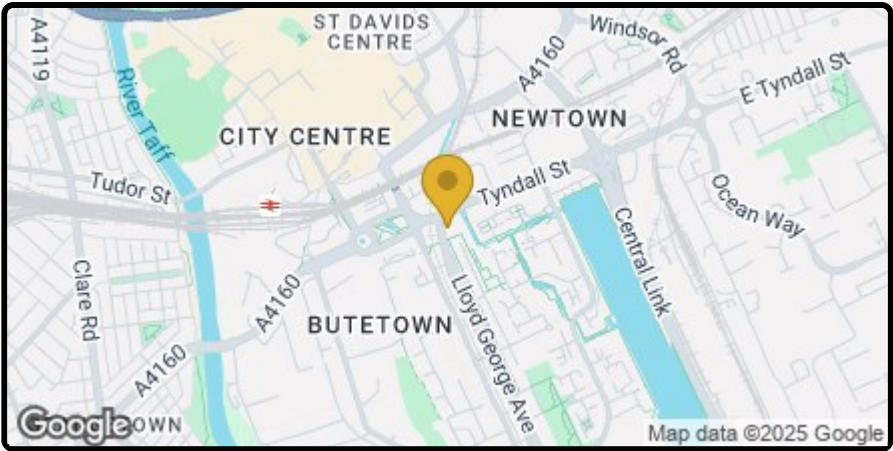
, Edward England Wharf, Lloyd George Avenue, Cardiff, CF10 4QL

An exceptional two-bedroom duplex apartment, located within the renowned Grade II listed Edward England Wharf. Positioned on the desirable Lloyd George Avenue, this property enjoys an unbeatable location just moments from both Cardiff City Centre and Cardiff Bay. The apartment offers the perfect blend of contemporary living within a historic setting, providing easy access to a wealth of local amenities, transport links, and scenic waterfront areas.

The property spans two well-designed floors, providing spacious, light-filled accommodation that offers the feel of a small house. On the ground floor, you'll find a generously sized open-plan lounge/diner/kitchen area that is ideal for modern living and entertaining. The large double-glazed French doors open out onto a private decked balcony, perfect for enjoying outdoor space. The modern kitchen is fully equipped with integrated appliances, including a fridge-freezer, dishwasher, and washing machine, alongside a stylish round-edged worktop with an electric hob, oven, and extractor fan. Additionally, this floor benefits from a convenient WC, making it perfect for guests.

On the first floor, you'll discover two well-proportioned double bedrooms. The master bedroom boasts double-glazed French doors leading out to a charming balcony, offering views over the surrounding area. This room features built-in wardrobes and is thoughtfully designed with comfort and style in mind. The second bedroom is equally spacious and is fitted with arched windows that allow natural light to flood in, creating a bright and airy atmosphere. Both bedrooms benefit from wall-mounted storage heaters and have telephone and TV aerial points.

The main bathroom is well-presented, featuring a bath with a shower attachment, a pedestal wash hand basin with a mixer tap, and a WC. The room is partly tiled, with a heated towel rail and extractor fan adding to its functionality and comfort.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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Ground Floor

Approx. 43.7 sq. metres (470.2 sq. feet)



First Floor

Approx. 43.8 sq. metres (471.9 sq. feet)



Total area: approx. 87.5 sq. metres (942.2 sq. feet)