

# KEY

EXECUTIVE

SALES



**Offers In Excess Of £150,000gan House, West Bute Street, Cardiff Bay CF10  
5EN**





- Two Double Bedrooms
- Buy to Let / Investment Opportunity
- Desirable Location
- Walking Distance to Mermaid Quay
- Two Bathrooms
- Modern Finish Throughout
- Corner Position



# , Cadogan House, West Bute Street, Cardiff Bay, CF10 5EN

We are excited to present this exceptional two-bedroom apartment located on the fourth floor in the heart of Cardiff Bay, offering stunning south-facing corner views over the bay and towards the Channel.

Set in the highly sought-after Mount Stuart Conservation Area, Cadogan House is just a stone's throw from Roald Dahl Plass and the iconic Millennium Centre, making it an ideal choice for those seeking modern living in a vibrant and convenient location. The apartment is thoughtfully designed with Karndean flooring in the main living and walkthrough areas, offering a stylish and low-maintenance finish throughout. Dimplex Monterey wall heaters and double-glazed windows provide warmth and energy efficiency year-round.

Accommodation briefly comprises an entrance hallway leading to a spacious lounge with picturesque views of Cardiff Bay. The open-plan fitted kitchen is contemporary and well-appointed, perfect for modern living. There are two double bedrooms, with the master offering an en-suite bathroom, and a further stylish bathroom for convenience. Selected apartments in the development also benefit from a private balcony space, ideal for relaxing while enjoying the views.

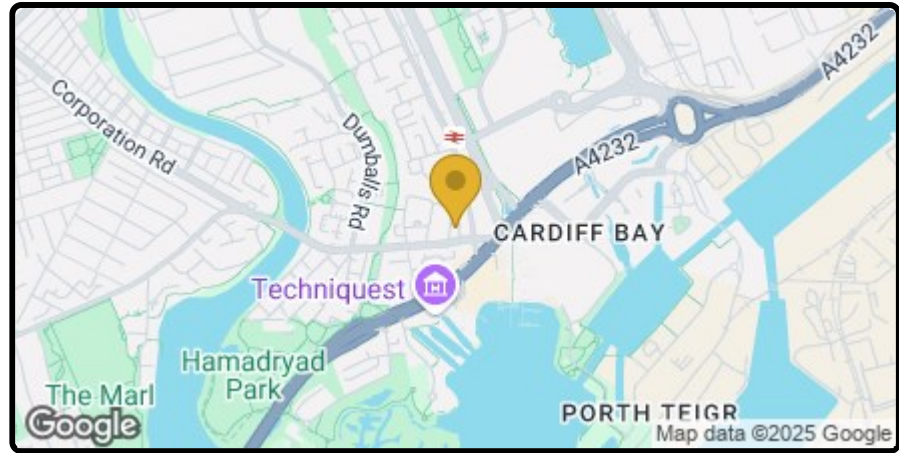
The apartment is fitted with low-energy pendant lights throughout, creating a bright, contemporary feel. Additional features include oak veneer internal and front doors, TV, phone, and Sky+ sockets in the living areas, as well as TV points in both bedrooms. The electric hot water cylinder with a control panel offers convenience and efficiency for your hot water needs.

Currently tenanted at £1,050 per month (excluding bills) until 31st May 2025, this apartment presents an excellent investment opportunity or first time buyer property. While there is no allocated or permit parking, private parking options can be sourced nearby for approximate £80pcm.

Council Tax Band: E

### Key Executive Sales

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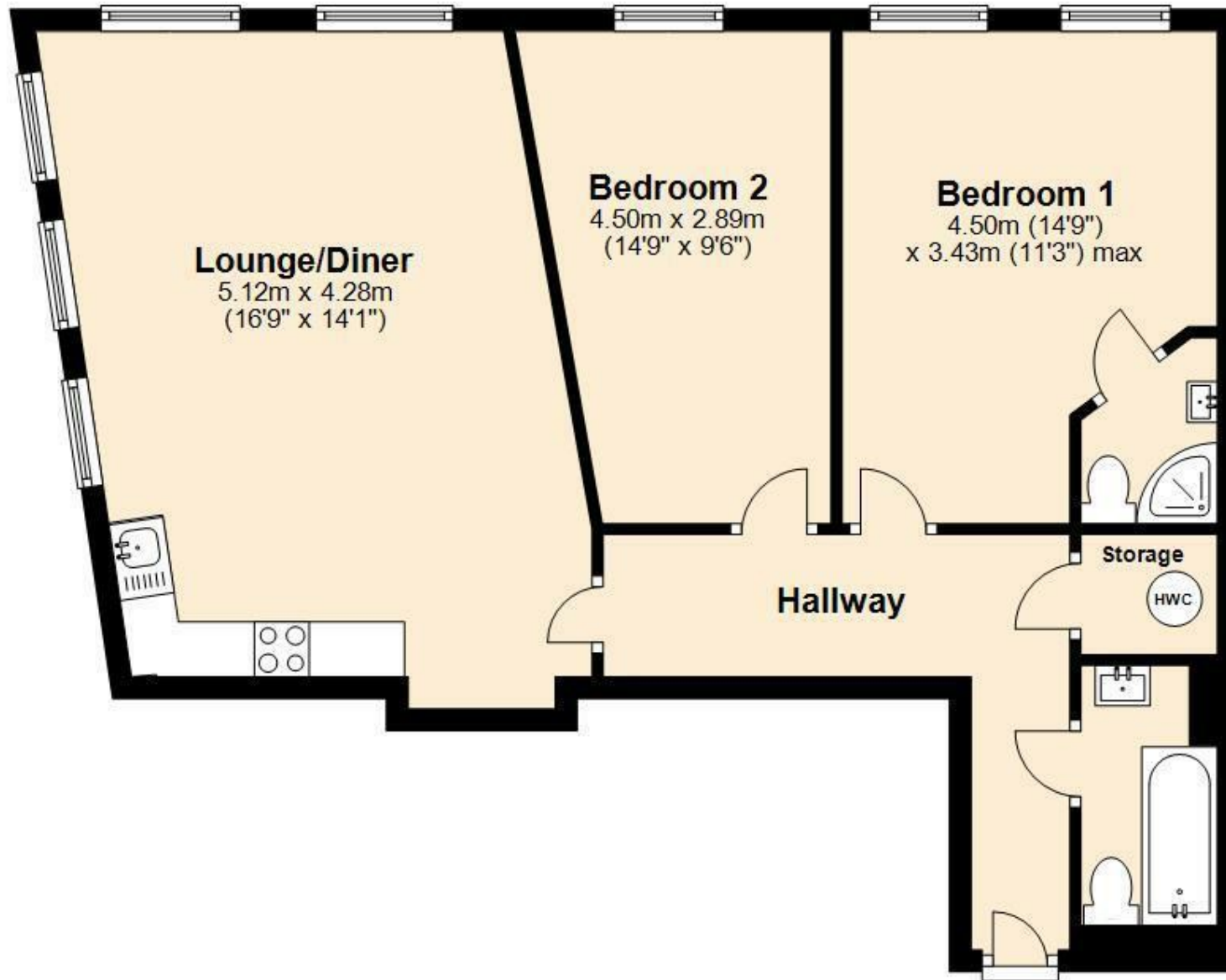


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		87	87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A		82	82
(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	



# Floor Plan



SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.  
Plan produced using PlanUp.