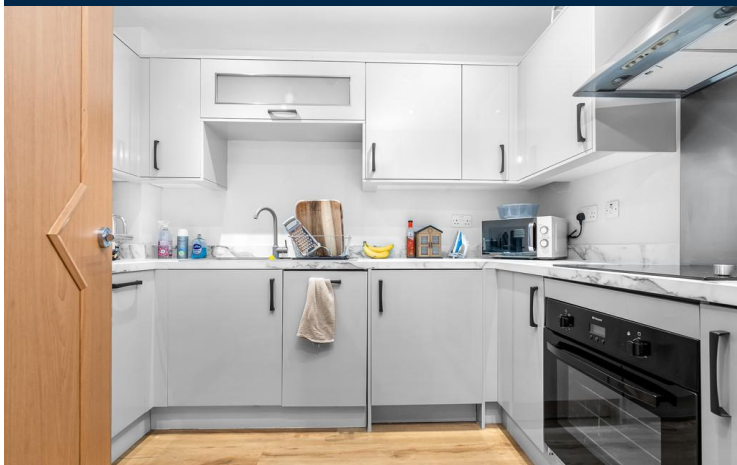




MONACO HOUSE
LYNTON COURT, CENTURY
WHARF
CARDIFF CF10 5NF

ASKING PRICE OF
£169,950



ONE BEDROOM APARTMENT



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****IMMACULATELY PRESENTED* NO CHAIN**** MGY are delighted to bring to market this immaculately presented, one bedroom, fourth floor apartment situated within the highly sought after development, Century Wharf. The accommodation has been newly renovated and refurbished to a very high standard using quality fixtures and fittings, with Karndean vinyl wood effect flooring throughout and briefly comprises entrance hallway, lounge/diner, kitchen, bedroom and bathroom. The extremely spacious property further benefits from a balcony, double glazing throughout, video entry intercom system and an allocated parking space. The development also benefits from 24 hour concierge and leisure facilities with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. *Viewing highly recommended.*

ENTRANCE HALL

Entered via wooden door, with security spy hole leading from communal hallway. Large entrance hall. Karndean vinyl flooring. Wall mounted video entry intercom system. Two storage cupboards, one housing hot water tank. Modernised wall mounted Hager DB heater. Spotlights. Power points. Doors to all rooms.

LOUNGE/DINER

19' 6" x 13' 10" (5.96m x 4.22m)
Continuation of Karndean vinyl flooring. Two pendant light fittings. Coving. Large floor to ceiling window with additional door alongside leading to balcony. Power points. TV and telephone point. Modernised wall mounted Hager DB heater.

SEPARATE KITCHEN

7' 5" x 9' 10" (2.27m x 3.01m)
Newly refurbished 'Autograph Infinity Wren kitchen' in pebble grey gloss with a range of wall, base and drawer units with worktops over incorporating four ring electric hob with extractor above and oven beneath and 'Franke' 1.5 inset sink with matching 'Franke' mixer tap over. Karndean vinyl flooring. Modern fitted kitchen with a range of wall, base and drawer units with worktops over incorporating four ring electric hob with extractor above and oven beneath and inset 1.5 sink and drainer with a mixer tap over. Integrated appliances such as fridge with icebox freezer, dishwasher, and washing machine. Splashback. Power points. Spotlights. Extractor fan.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 753 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

BEDROOM

10' 0" x 24' 5" (3.06m x 7.45m)
Exceptionally large double bedroom. Karndean vinyl flooring. Two sets of fitted wardrobes. Two pendant light fittings. Floor to ceiling window providing ample natural light. Modernised wall mounted Hager DB heater. Power points.

SHOWER ROOM

7' 1" x 8' 8" (2.16m x 2.65m)
Modernised shower room. Karndean vinyl flooring. Tiled walls. Spotlights. Vanity wash hand basin with mixer tap above and storage beneath. WC. Wall mounted mirrored cabinet with concealed electric shaver/toothbrush point and "hands free" light sensor feature. Double walk in shower cubicle with mains powered shower over. Extractor. Chrome heated towel rail.

PARKING

Secure gated access to one allocated undercroft parking space. Ample visitor parking.

FACILITIES

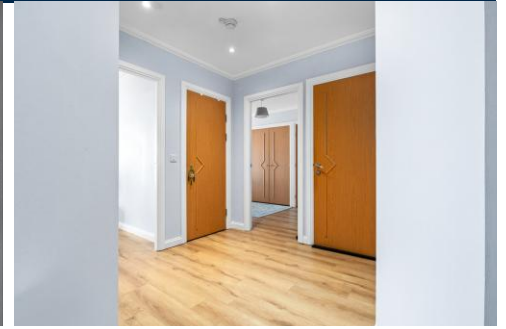
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,760 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, video entry intercom system, CCTV, reserve fund, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated fob access to an allocated parking space, visitor parking and parking management. Ground rent £76 per annum.

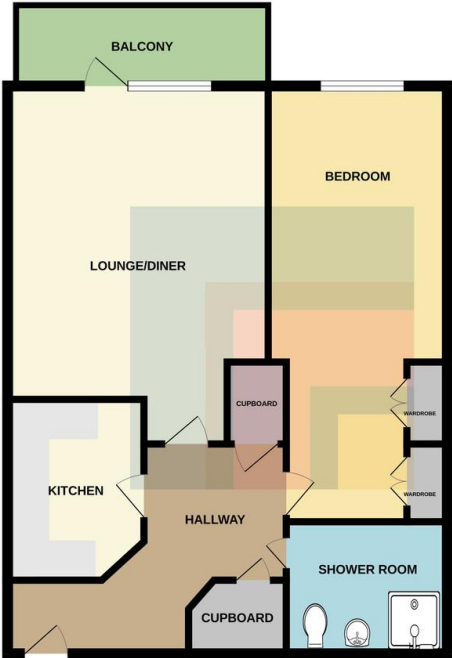


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FOURTH FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with floorplan 10/2025



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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