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CARDIFF

VALE

CAERPHILLY

BRISTOL



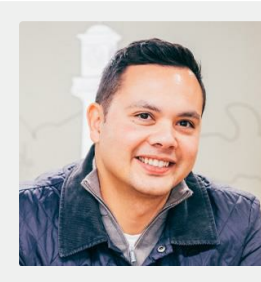
Heol Glan Fheidol

CARDIFF BAY



Great value for money - immaculately presented

Comments by Mr Ramzy Bancroft

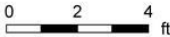


Property Specialist
Mr Ramzy Bancroft
Branch manager

Ramzy@jeffreycross.co.uk

Dubrivnik House-65 Heol Glanrheidol, Cardiff Bay, CRF

2nd Floor Flat Interior Area 488.04 sq ft



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.



A great double bedroom Apartment in the hear of Cardiff Bay. No chain, and parking. Would make a great first time buy, buy to let, or base in cardiff.

Comments by the Homeowner





Heol Glan Rheidol

Cardiff bay, Cardiff, CF10 5NX

Guide Price

£140,000



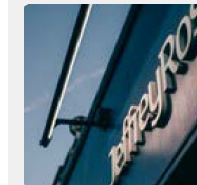
1 Bedroom(s)



1 Bathroom(s)



488.00 sq ft



Contact our
Penylan Branch

02920 499680

* GUIDE PRICE - £140,000 - £150,000 *

Located in the popular Century Wharf development in Cardiff Bay, is this modern and spacious 1 double bedroom apartment for sale. This very well presented property has an good size open plan living space with modern kitchen and space for dining as well. There is a great size bedroom with wardrobe and modern bathroom. The property further benefits from an allocated parking space, as well as visitor parking onsite. Offered with NO ONWARD CHAIN, this would make a fantastic base in Cardiff, or buy to let / holiday let property. Century wharf has onsite leisure facilities including a swimming pool, jacuzzi, gym and much more, as well as gated entrance and 24 hour Conceirge. It is also located a short 5 min walk to Mermaid Quay,& Cardiff bay sporting village, giving you a selection of shops, bars and activities. It is just a 10-15min walk to Cardiff City centre.



Hall
Lounge diner 24'6" x 15'4" (7.47m x 4.67m)
Kitchen 9'7" x 6'7" (2.92m x 2.01m)
Bedroom 11'1" x 10'9" (3.38m x 3.28m)
Bathroom
Tenure
Leasehold, with a 999 year lease from new, but this is to be confirmed by your solicitor
Parking
1 Allocated parking space
Service charge & ground rent
We have been informed the service charge is approx £2455 per year, and ground rent is £126 per year, but this is to be confirmed by your solicitor
Council tax
Band D





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	77	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		