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Rimini House, Cardiff Bay. CF10 4DH

FROM £220,000 Leasehold

A Rare Ground Floor Apartment in the Heart of Cardiff Bay. A spacious three double bedroom ground floor apartment with private entrance, allocated parking, secure access and a prime Cardiff Bay location.

SCAN ME



Occupying an enviable position within the highly regarded Rimini House development on Lloyd George Avenue, this exceptional apartment enjoys one of Cardiff's most convenient and desirable residential settings. Perfectly positioned between Cardiff City Centre and Cardiff Bay, residents benefit from having two of the capital's most vibrant destinations right on their doorstep.

The picturesque waterfront of Cardiff Bay is just a short stroll away, offering an outstanding selection of restaurants, stylish bars, independent cafés, and leisure facilities. Mermaid Quay has become one of Cardiff's premier lifestyle destinations, providing the perfect setting for waterside dining, socialising, and relaxation throughout the year.

The area is home to many of Cardiff's most recognised attractions, including the Wales Millennium Centre, Techniquest Science Discovery Centre, and the International Sports Village. The nearby Red Dragon Centre offers a cinema, bowling, fitness facilities and family entertainment, ensuring there is always something to enjoy close to home.

For everyday convenience, residents benefit from easy access to supermarkets, local convenience stores, health facilities, gyms and a range of professional services. Cardiff City Centre is within comfortable walking distance, providing world-class shopping, restaurants, cultural attractions and excellent employment opportunities.

The property offers excellent transport as Lloyd George Avenue is renowned for its superb connectivity.

Cardiff Bay Railway Station is within easy walking distance, providing regular services into Cardiff Queen Street and Cardiff Central stations, allowing seamless access across South Wales and beyond.

The property is also exceptionally well placed for commuters, with excellent road connections to the A4232, M4 motorway network and Cardiff Airport. Dedicated cycle routes and regular bus services further enhance accessibility, making this an ideal location for professionals and city commuters alike.

Families will benefit from highly regarded schools and education as the property is well positioned for access to a variety of respected educational establishments catering for all age groups.

Primary education is served by several well-regarded schools including:

- St Mary's Catholic Primary School
- Mount Stuart Primary School
- Grangetown Primary School
- St Patrick's Catholic Primary School

Secondary education options include:

- Fitzalan High School
- Willows High School
- St Illtyd's Catholic High School

For further education, Cardiff and Vale College's award-winning city centre campus is conveniently located nearby, while Cardiff University, Cardiff Metropolitan University and the University of South Wales are all easily accessible.

THE PERFECT CITY-BAY LIFESTYLE

Combining spacious accommodation, excellent transport links, outstanding local amenities and a vibrant waterfront setting, Rimini House offers a lifestyle that is increasingly sought after by professionals, families, downsizers and investors alike.

Whether enjoying a morning walk around Cardiff Bay, dining at Mermaid Quay, cycling into the city centre, or simply benefiting from the convenience of having everything within easy reach, this location delivers the very best of modern Cardiff living.

Be first in line to view and secure this fantastic opportunity. Secure your slot on our exclusive Launch Day.

Contact the Olivia Louise Sales Team today to book your private viewing and take the first step towards making your new home.

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Should you require, we can connect you with trusted mortgage advisers to help you explore the best options.

ADDITIONAL INFORMATION:

Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.

At Olivia Louise, we believe great homes are defined not only by their accommodation but by the lifestyle they create; and this apartment delivers both in abundance.

A rare combination of space, location and practicality, it is a home that will undoubtedly appeal to discerning buyers seeking the very best of Cardiff Bay living.

Entrance Hall

Accessed via its own private entrance, the apartment opens into a spacious and welcoming hallway that immediately sets the tone for the accommodation throughout. Naturally light and beautifully presented, this central reception area provides seamless access to all rooms, enhancing the excellent flow and functionality of the home.

Bedroom Three *2.04m x 3.53m (80' 4" x 138' 12")*

Positioned to the right of the entrance hall, Bedroom Three is a well-proportioned and versatile room, beautifully presented in neutral tones that create a bright and inviting atmosphere. Ideal as a comfortable single bedroom, nursery, home office or hobby room, this adaptable space offers excellent flexibility to suit a variety of lifestyles and changing needs.

Family Bathroom *2.07m x 2.02m (81' 6" x 79' 6")*

Located to the left of the entrance hall, the family bathroom is beautifully appointed in neutral tones, creating a calm and contemporary space. Comprising a panelled bath with overhead shower, WC and wash hand basin set within a stylish built-in vanity unit, the room combines practicality with modern design. A wall-mounted radiator provides comfort and warmth, while the generous proportions further enhance the feeling of space throughout.

Lounge / Dining Room *4.43m x 3.40m (174' 5" x 133' 10")*

Continuing along the hallway, you are welcomed into a spacious and well-designed living and dining room; a versatile space perfectly suited to both everyday living and entertaining. A large window draws in an abundance of natural light, creating a bright and inviting atmosphere, while a contemporary media wall provides an attractive focal point to the room. Offering ample space for both comfortable seating and a dining area, the room enjoys an effortless flow into the adjoining kitchen, enhancing the sociable and practical layout of the apartment.

Kitchen *2.95m x 6.17m (116' 2" x 242' 11")*

The kitchen is thoughtfully positioned adjacent to the dining area, creating a seamless connection that is ideal for both everyday living and entertaining. While benefiting from a degree of separation, the layout remains open enough to maintain a connection with the living space, allowing conversations to flow effortlessly when hosting family and friends. Fitted with a comprehensive range of wall and base units, the kitchen provides ample worktop space, excellent storage and a practical environment for cooking, all designed to complement the modern lifestyle this apartment offers.

Bedroom Two *3.22m x 3.24m (126' 9" x 127' 7")*

Bedroom Two is a generously proportioned double bedroom, beautifully presented in neutral tones that enhance the sense of light and space. Offering ample room for a range of bedroom furniture, this comfortable and versatile room is perfectly suited for family members, guests, or those seeking additional space for home working. A bright and welcoming atmosphere makes this another excellent bedroom within the apartment.

Principal Bedroom *3.17m x 3.23m (124' 10" x 127' 2")*

The principal bedroom is a spacious and well-appointed double room, beautifully presented in neutral tones that create a calm and relaxing retreat. Generous in size, the room comfortably accommodates a full range of bedroom furniture while maintaining an excellent sense of space throughout. Adding to its appeal, the bedroom benefits from direct access to a private ensuite shower room, providing both convenience and a touch of everyday luxury.

Ensuite Shower Room *2.13m x 1.44m (83' 10" x 56' 8")*

Complementing the principal bedroom is a well-appointed ensuite shower room, thoughtfully designed in a contemporary style. The suite comprises a walk-in shower with sliding glass doors, together with a stylish vanity unit incorporating the wash hand basin and WC, providing both practicality and additional storage. Beautifully presented and finished to a high standard, the ensuite adds a touch of comfort and convenience to the principal suite.

Outside & Parking

Residents benefit from well-maintained communal surroundings within this highly regarded development. The property further enjoys the convenience of an allocated parking space together with access to a communal bike stand, perfectly suited to those embracing Cardiff's excellent cycle routes and active lifestyle. Secure barrier-controlled access to the development provides additional peace of mind, complementing the practicality and convenience of this superb city-bay home.



Approx Gross Internal Area
85 sq m / 914 sq ft

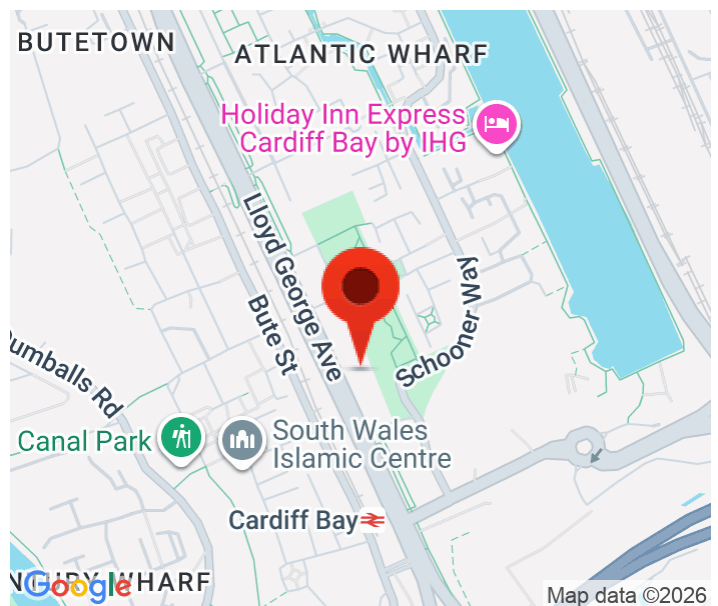


Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C	73	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: Rimini House, CF10



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.