



**KEY**  
EXECUTIVE  
SALES

**Guide Price £210,000 , Havannah Street, Cardiff CF10 5SF**



- Desirable Location
- Allocated Undercroft Parking
- Large Terrace with Water Views
- First floor two bedroom apartment
- No Onward Chain
- Lift Access



The second bedroom is rail, spotlights, two also newly re-carpeted vanity mirrors, and a ceiling extractor fan. and features a double-glazed window, with four fitted double wardrobes offering generous hanging space and an additional fitted wardrobe. It has spotlights, a TV aerial socket, and power points.

This property offers a stylish and functional living space with excellent views and convenient amenities.

years left on lease - approximately 978

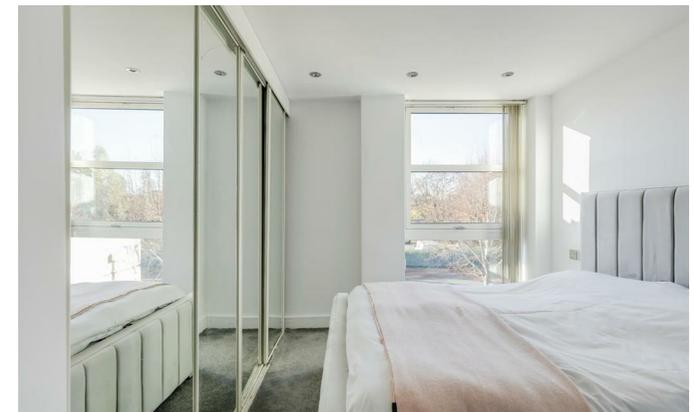
Service Charge - £3076

Ground Rent - £150 per annum

Council Tax Band F



The family bathroom is equipped with a three-piece suite, including a low-level WC with a hidden cistern, a pedestal wash hand basin with storage underneath, and a paneled bath. The bathroom features, tiled walls, a heated towel



# , Havannah Street, Cardiff, CF10 5SF

A lovely and bright two bedroom apartment in the heart of the bay with a large private terrace.

This property offers a well-appointed living space, featuring an entrance hall, a spacious lounge, a separate kitchen, a main double bedroom with an ensuite, and a second double bedroom. The accommodation boasts panoramic water views, visible through a full-height, full-width sliding door and windows overlooking a nature reserve and Cardiff Bay Yacht Club. Additional benefits include skirting heating, a video entry phone system, and allocated secure parking.

The entrance hallway is equipped with an intercom entry system and provides access to a storage cupboard housing the hot water tank. The hallway also leads to all other rooms, with wood-effect lino flooring, spotlights, and skirting board heating.

The light-filled lounge is a spacious living/dining area offering stunning views, with full-length double-glazed windows and a patio door leading to the terrace. It features wood-effect lino flooring, skirting board heating, spotlights, TV aerial and phone sockets, as well as power points.

The separate kitchen is fitted with a range of matching wall and base units with a worktop surface. It includes integrated appliances such as a four-ring electric hob, oven/microwave, stainless steel extractor hood, fridge/freezer, dishwasher, and washer/dryer. The kitchen also features, spotlights, power points, and a ceiling extractor fan.

The main bedroom is newly carpeted and benefits from double-glazed windows, ample space for wardrobes, and a TV aerial socket, along with power points and skirting board heating. It has an ensuite bathroom with a three-piece suite, including a low-level WC with a hidden cistern, a pedestal wash hand basin with storage underneath, and a walk-in shower cubicle with a power shower. The ensuite also includes, a wall-mounted heated towel rail, spotlights, a ceiling extractor fan, a vanity mirror, a shaving point, and a wall-mounted cabinet.



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		56	56
(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			
(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	

## Key Executive Sales

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# Ground Floor

Approx. 51.7 sq. metres (556.0 sq. feet)



Total area: approx. 51.7 sq. metres (556.0 sq. feet)