

KEY

EXECUTIVE

SALES



£190,000

**, Empire House, Mount Stuart Square, Cardiff Bay CF10
5LR**



- Characterful Empire House, a historic building full of original features
- Prime setting in sought-after Cardiff Bay
- Large, bright one-bedroom apartment with impressive high ceilings
- Spacious open-plan kitchen, living, and dining area with a large feature window
- Generous double bedroom with built-in storage



Entrance Hall

A well-proportioned entrance hall provides a warm and inviting first impression. The apartment, combining practicality with the characterful details of the original Empire House. The generous proportions are enhanced by the high ceilings, creating an immediate sense of space on arrival.

Kitchen/Dining/Living Room

This impressive open-plan kitchen, living, and dining area is the true heart of the home, designed to maximize light, space, and comfort. A large window floods the room with natural light, beautifully complementing the striking high ceilings to create an airy, uplifting atmosphere. The kitchen is both practical and stylish, while the generous living and dining zones provide ample room to host guests or unwind at the end of the day. Altogether, it's a bright and sociable space that enhances the apartment's sense of scale and character.

Bedroom

The spacious double bedroom is a calm and comfortable retreat, thoughtfully designed to make the most of the apartment's generous proportions. High ceilings enhance the sense of openness, while the layout easily accommodates a large bed and additional furnishings without feeling crowded. Built-in storage provides excellent practicality, keeping the space organised and clutter-free. Finished in great condition and filled with natural light, this bedroom offers the perfect balance of style, comfort, and functionality for everyday living.

Bathroom

The modern bathroom is beautifully finished to create a clean, contemporary space that feels both practical and relaxing. Styled with sleek fittings and quality fixtures, the room offers a fresh, polished look that complements the character of the apartment. Generous proportions allow for comfortable daily use, while the smart layout maximizes functionality without compromising on style.

Communal Area

The communal areas make an unforgettable first impression, showcasing the grand character that defines Empire House. These expansive shared

spaces are rich with original features, from the ornate ceiling moldings to the decorative wall panels that reflect the building's heritage and creating a truly unique and welcoming atmosphere for residents and guests alike.

Disclaimer

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.



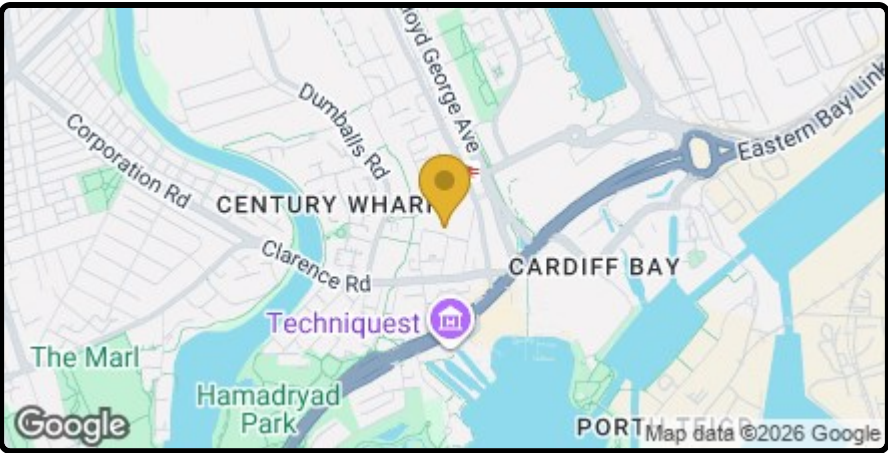
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Set within the characterful surroundings of Empire House in sought-after Cardiff Bay, this impressive one-bedroom apartment immediately captures attention with its striking high ceilings, original architectural features, and an abundance of natural light that enhances the sense of space throughout.

Step inside to discover a beautifully proportioned layout designed for comfortable modern living. The generous living space feels bright and airy, perfectly complementing the building’s character. The large double bedroom offers excellent floor space along with a practical built-in wardrobe, creating a calm and clutter-free retreat. A contemporary family bathroom, finished to a modern standard, provides both style and function — ideal for a young couple or professional buyer.

Every element of this apartment reflects thoughtful upkeep and pride of ownership. The blend of original features and modern finishes creates a home with personality, warmth, and everyday practicality. Whether relaxing after work, entertaining guests, or enjoying the vibrant waterfront lifestyle nearby, this property offers a rare balance of charm, comfort, and convenience.

Presented in fantastic condition and ready for immediate occupation, this is a true move-straight-in opportunity. Early viewing is highly recommended to fully appreciate the scale, character, and lifestyle this exceptional apartment has to offer.



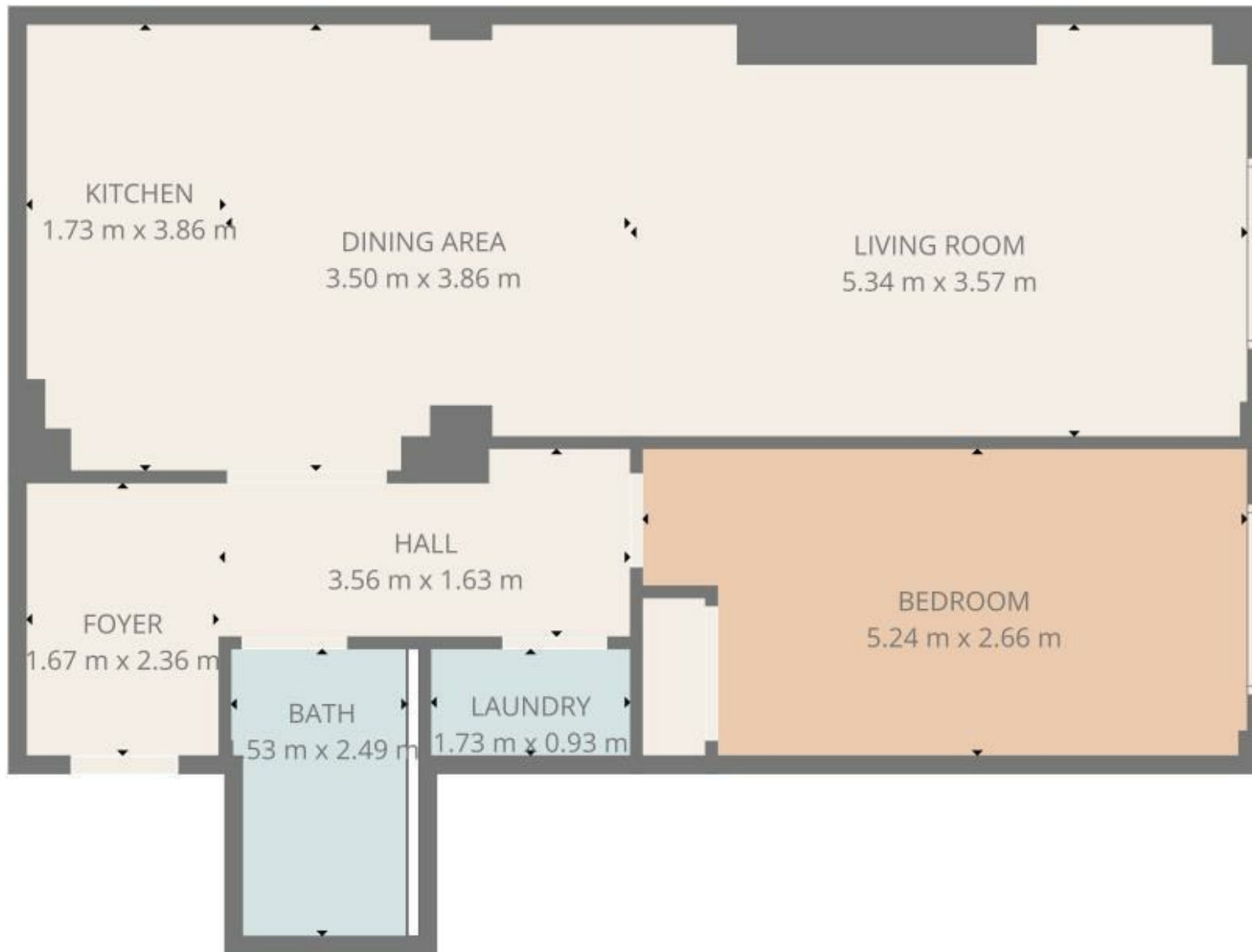
| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 59 | 59 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | 62 | 62 |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | | EU Directive 2002/91/EC | |

Key Executive Sales

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TOTAL: 69 m2
1st floor: 69 m2
EXCLUDED AREAS: WALLS: 6 m2

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.