



**Guide Price £220,000 , Rio House, Century Wharf, Taliesin Court CF10 5NH**



- Two Double Bedroom Two Bathroom Balcony Apartment
- Set Within The Highly Desired Gated Development Of Century Wharf
- Communal Swimming Pool, Gym And A 24-hour Concierge Office
- A Large And Quality Third-Floor Apartment
- Lift Access
- Allocated Parking Space And The Use Of Visitor Parking
- Circa 1000 sq ft
- No Onward Chain



Century Wharf, an exclusive gated development in the heart of Cardiff Bay, seamlessly blending modern living with prime location. Ideally situated near Mermaid Quay and Cardiff City Centre, Century Wharf offers easy access to entertainment, dining, and cultural experiences along the waterfront.

#### Amenities:

As a resident of Century Wharf, you gain access to a wealth of exclusive amenities. Relax and rejuvenate in the on-site swimming pool and jacuzzi, maintain a healthy lifestyle in the well-equipped gymnasium, and benefit from the convenience of a



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Nestled within the sought-after Century Wharf gated development, this expansive and impeccably presented third-floor balcony apartment offers an ideal blend of comfort and convenience, mere moments from Mermaid Quay and Cardiff City Centre.

Accessed via either a lift or communal stairwell, the residence welcomes you with a spacious entrance hall featuring a dedicated boiler cupboard, and a convenient store cupboard.

The heart of the home unfolds into an exceptionally spacious living area leading out onto a private balcony seamlessly extending from the open plan living area, offering a charming outdoor retreat. just off the living area is a large separate kitchen with space for dining table.

The well-appointed modern kitchen boasts a range of stylish base and eye-level units, complemented by integrated appliances including an electric hob, oven, extractor, dishwasher, and washing machine. Ample space and plumbing are also provided for a fridge and a freezer.

The master bedroom impresses with its generous proportions, offering dual built-in wardrobes, and a contemporary en-suite shower room. The second bedroom, equally spacious, features a built-in wardrobe. The main bathroom is elegantly equipped with a bath, w/c, a wash basin and a heated towel rail.

Additional features include electric heating, an allocated parking space, and convenient visitor parking. Residents of Century Wharf can take advantage of communal facilities such as a swimming pool, jacuzzi, and gymnasium, ensuring a lifestyle of both luxury and leisure. A twenty-four-hour concierge office stationed at the main gates provides added security and convenience. Indulge in the epitome of modern living within this meticulously designed and well-connected urban retreat.



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	
(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	

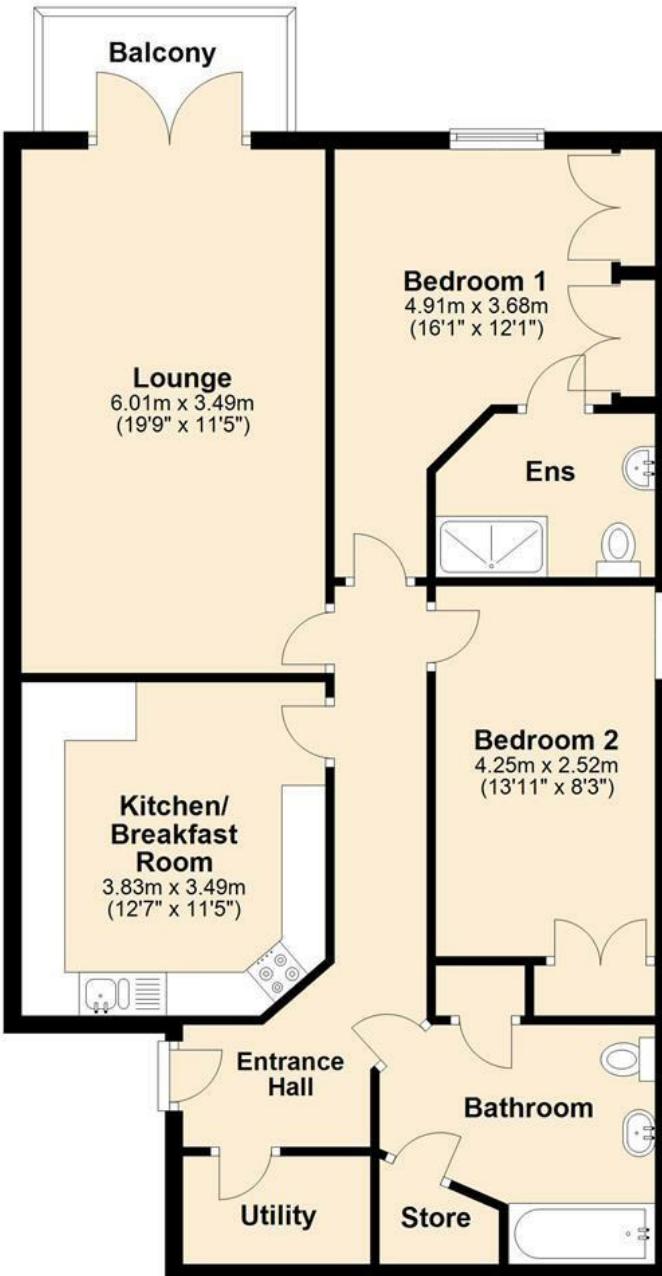
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## Ground Floor

Approx. 87.7 sq. metres (944.0 sq. feet)



Total area: approx. 87.7 sq. metres (944.0 sq. feet)