



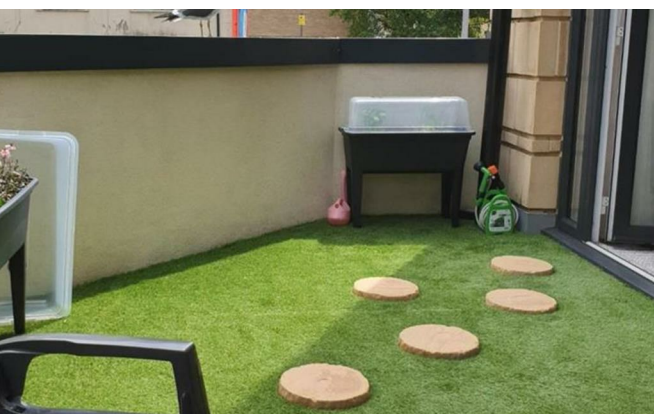
KEY
EXECUTIVE
SALES

Price £145,000

Flat 2, West Bute Street, Cardiff CF10 5EN



- Large private decked terrace
- Prime Cardiff Bay location
- Walking distance of Mermaid Quay
- Spacious open-plan living/dining/kitchen area
- Double bedroom with front aspect
- No onward chain
- Council Tax Band D
- Leasehold – 250-year lease from 2017



Entrance Hall
Storage cupboard, housing for investment opportunity Agency cylinder, space for a washer/dryer, wall-mounted video entry phone system, smoke alarm.

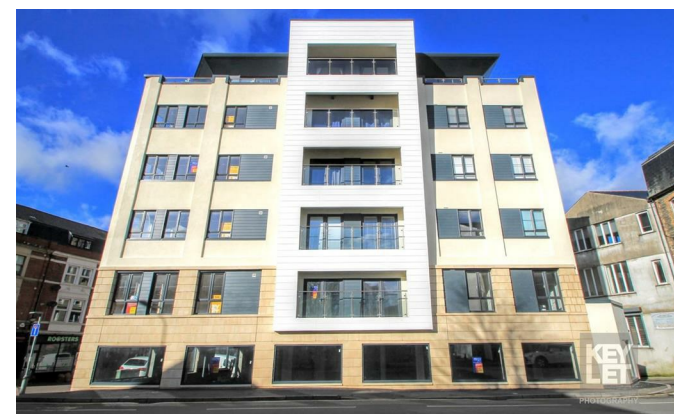
Lounge/Diner/Kitchen
23'8" x 10'3" (7.21m x 3.12m)
A bright and versatile open-plan living space with double-glazed uPVC windows to the front and side aspects and an additional uPVC patio door providing direct access to the large decked terrace.

The kitchen is fitted with a range of wall and base units, stainless-steel sink with chrome mixer tap, soft-close drawers and doors, integrated appliances oven, four-ring hob and chimney-style extractor. There is also a fridge/freezer space, fitted wall shelves, extractor fan and spotlights.

Bedroom
9'4" x 15'11" (2.84m x 4.85m)
A double bedroom with double-glazed uPVC windows overlooking the front aspect.

Bathroom
8'4" x 5'2" (2.54m x 1.57m)
Fitted with tiled flooring and part-tiled walls, panelled bath with shower attachment and thermostatic mixer, glass shower screen, wash hand basin with Vado mixer taps and concealed-cistern WC. Further features include a heated chrome towel rail, wall-mounted mirror, shaver point, extractor fan and spotlights.

Terrace
20'1" x 9'4" (6.12m x 2.84m)
A particularly attractive feature of the property is the large decked private terrace, enclosed by a brick surround and accessed directly from the living room.



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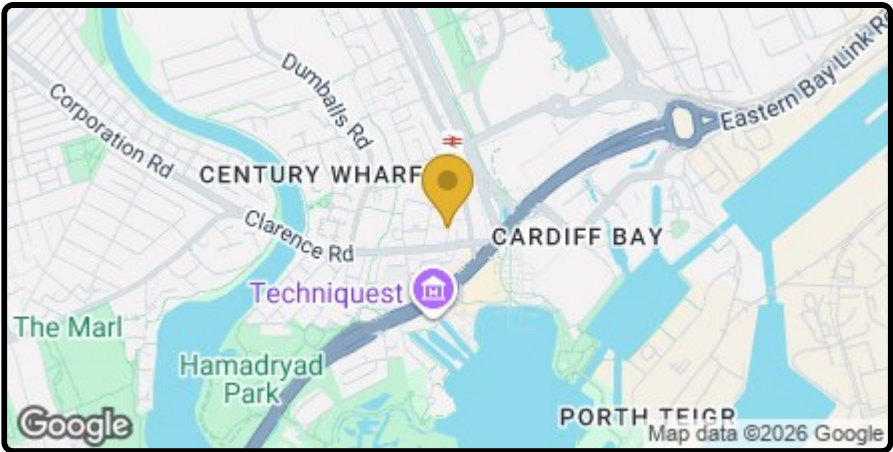
NO CHAIN | LARGE PRIVATE TERRACE | CARDIFF BAY

A fantastic opportunity to acquire this spacious one-bedroom first-floor apartment in the highly sought-after Cadogan House, right in the heart of Cardiff Bay.

Offering approximately 484 sq ft, the apartment boasts a bright open-plan kitchen, living and dining space, generous double bedroom, bathroom and a standout large private decked terrace — perfect for relaxing or entertaining.

Just moments from Mermaid Quay, with its vibrant selection of bars, restaurants, shops and waterfront attractions, this is a superbly positioned property for those wanting the best of Cardiff Bay on their doorstep.

Whether you're looking for a city-base, first-time purchase or investment, this property offers an appealing combination of space, location and outdoor living.



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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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