

# Heol Glan Rheidol

BUTETOWN, CARDIFF, CF10 5NS

GUIDE PRICE £237,500

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# Heol Glan Rheidol

Occupying a generous position within the ever popular Century Wharf development, this spacious two bedroom apartment offers two balconies, two bathrooms, underfloor heating and access to superb residents' leisure facilities.

The apartment is centred around a large living and dining room with doors opening onto a balcony, giving the space a real sense of openness. Just off the reception room, the kitchen is fitted with a range of units, integrated appliances and a pantry cupboard, making it a practical space for day to day living.

Both bedrooms are comfortable doubles with fitted wardrobes. The main bedroom has an en suite shower room together with its own balcony, while the second bedroom is served by the main bathroom. Underfloor heating runs throughout and there is plenty of built in storage from the entrance hall.

Residents at Century Wharf have use of a gym, swimming pool, sauna, jacuzzi and concierge service, with an allocated undercroft parking space included with the apartment.

From the development it's an easy walk into Cardiff Bay, where Mermaid Quay offers a wide range of cafés, restaurants and bars alongside the waterfront. The Bay Barrage and Wetlands Reserve are nearby for walking and cycling, while Cardiff city centre is also within walking distance. Cardiff Central station, the A4232 and M4 are all easily accessible, making it a convenient base whether commuting or simply enjoying everything the Bay has to offer.



# 1231.00 sq ft

## Entrance Hall

Entered via the communal hallway, the welcoming and spacious entrance hall benefits from a full-length double-glazed window to the side elevation, allowing plenty of natural light to fill the space. Finished with wood laminate flooring, the hallway also features built-in storage cupboards, a secure entry system and doors leading to all rooms.

## Lounge/Dining Room

A superbly proportioned open-plan living and dining space, offering ample room for both relaxation and entertaining. A double-glazed door opening onto a Juliet balcony, alongside a full-height fixed window, allows plenty of natural light to flood the room and enhances the sense of space. Further benefits include wood-effect flooring, bespoke built-in bookshelves and a sociable layout that flows seamlessly into the kitchen area.

## Kitchen

Fitted with a comprehensive range of contemporary wall and base units with wood-effect work surfaces incorporating a stainless steel sink unit. Integrated double oven, induction hob and extractor hood are complemented by an integrated Bosch dishwasher and integrated washing machine, generous preparation space and excellent storage, including a useful built-in pantry.

## Bedroom One

A spacious principal bedroom featuring extensive fitted wardrobes and ample space for additional bedroom furniture. A double-glazed door provides access to the private balcony, while an adjoining full-height glazed panel allows natural light to flood the room, creating a bright and inviting atmosphere. A door leads through to the en-suite shower room.

## En Suite

Stylishly refitted with a contemporary suite comprising a walk-in shower enclosure with electric shower, wash hand basin set within a vanity unit and WC. Finished with elegant marble-effect wall tiling and modern fittings throughout, creating a sleek and practical shower room.

## Bedroom Two

A well-proportioned double bedroom featuring a distinctive circular window that provides excellent natural light and adds character to the space. Currently arranged as a home office and fitness area, the room offers excellent versatility and benefits from fitted wardrobes, providing flexibility for a variety of uses.

## Bathroom

Fitted with a white suite comprising a panel bath with shower attachment, wash hand basin and WC. Complemented by tiled walls, it also offers space for additional storage solutions, enhancing the practicality of the room.

## Balcony

Accessed from the principal bedroom, this private outdoor space offers pleasant views across the development. Well suited to seating, it provides an ideal spot for morning coffee or evening relaxation.

## Communal Grounds & Parking

Century Wharf is set within attractively maintained, landscaped communal grounds, offering a well-kept and established residential environment. The property also benefits from an allocated undercroft parking space, providing secure and convenient parking.

## Tenure

Leasehold. 999 years from 2010 with 983 years remaining. £326 Annual ground rent. £3636 Annual service & maintenance charges.

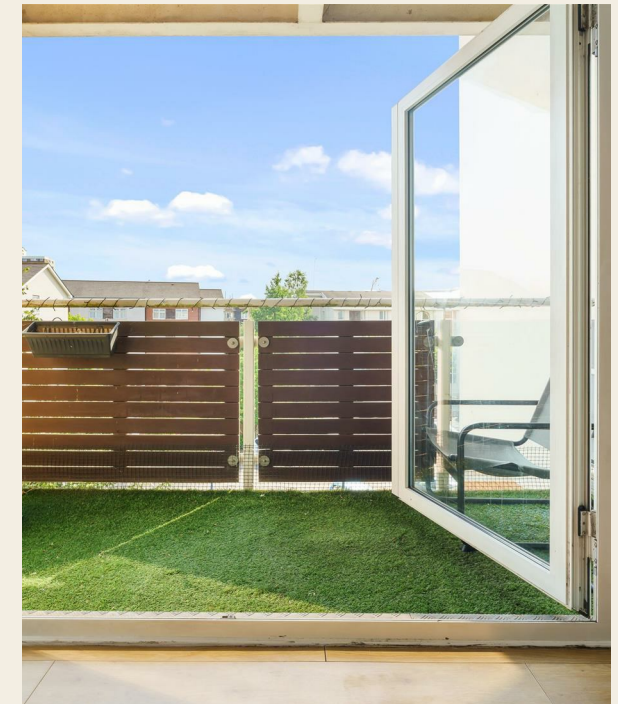
## Additional Information

Council Tax Band F (Cardiff). EPC rating B.

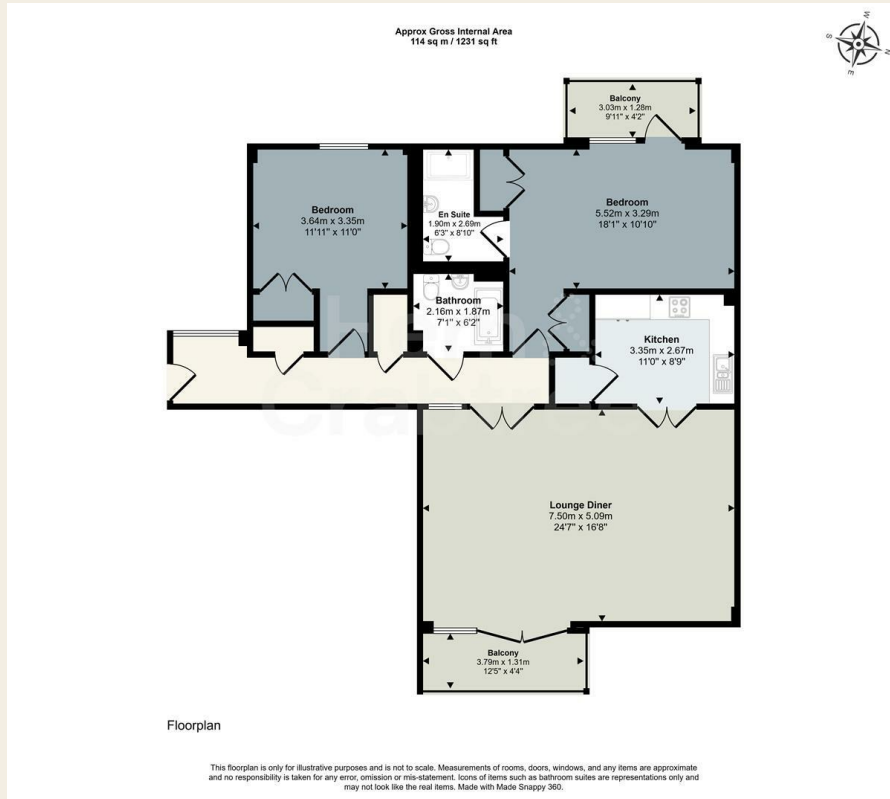
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| Energy Efficiency Rating                    |         |                         |
|---|---------|-------------------------|
|   | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            | 82      | 83                      |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



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