

KEY

EXECUTIVE

SALES



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



- Stylish Apartment in the Highly Desirable Century Wharf Development
- Spacious Open-Plan Living and Dining Area
- Modern Fitted Kitchen with Integral Appliances
- Private Balcony off Living Area
- Video Entry System and On-site Concierge
- Exclusive Residents' Leisure Facilities, including Swimming Pool, Gym and Sauna
- Short Walk to Cardiff Bay Waterfront, Mermaid Quay and Cardiff City Centre
- Excellent Transport Links with Easy Access to Cardiff Central Station, A4232 and M4
- Ideal First-Time Purchase, City Centre Residence or Buy-to-Let Investment
- 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.

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

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 twenty-four-hour concierge office situated at the main gates.

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.

Disclaimer



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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.

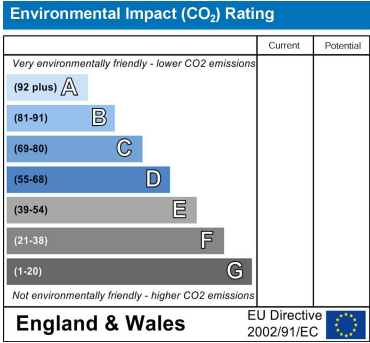
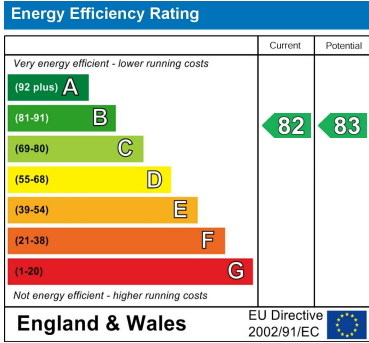
Accessed via either a lift or communal stairwell, the residence welcomes you with a spacious entrance hall featuring a dedicated boiler cupboard, and a convenient store cupboard.

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 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.



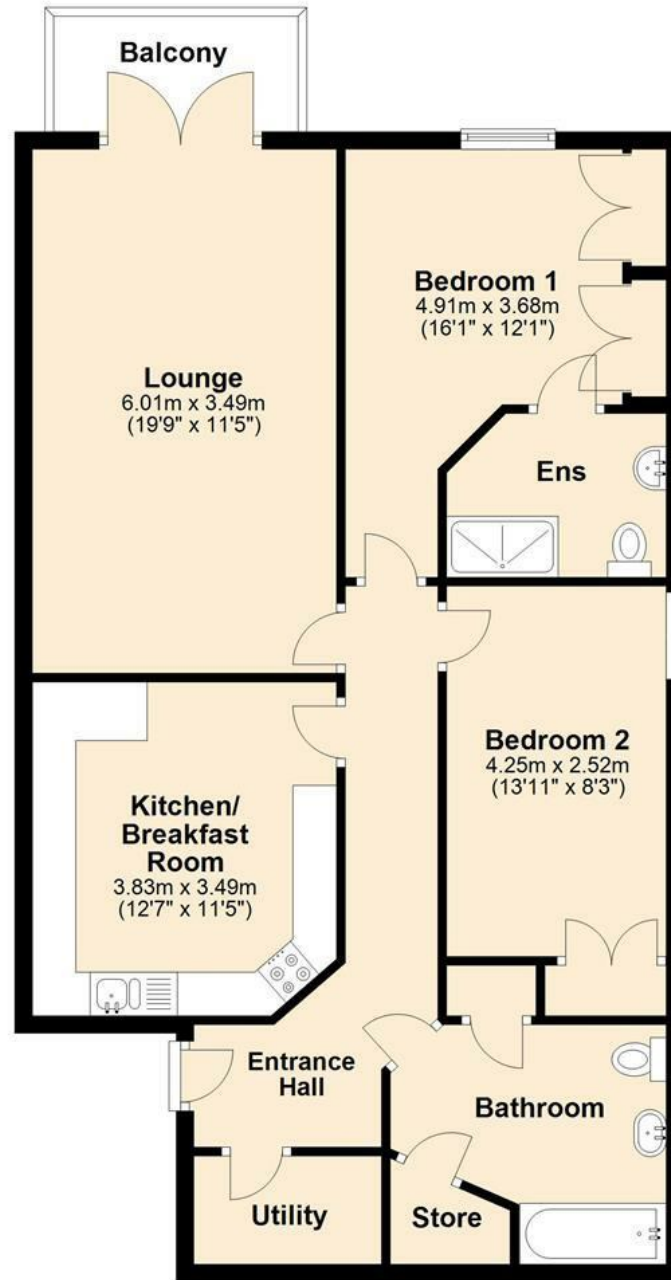
Key Executive Sales

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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)