



**£210,000**

**, Sovereign Quay, Havannah Street, Cardiff CF10 5SF**



- Central Cardiff Bay location
- Parking
- Water views
- Two double bedrooms
- Water rates included in service charge



**Entrance Hallway**

A welcoming entrance hall providing access to all principal rooms, finished in a neutral décor and offering a practical layout.

**Kitchen**

8'6" x 6'3" (2.58m x 1.91m)

A modern and well-appointed kitchen fitted with a range of wall and base units, offering ample storage and worktop space. The layout is both practical and stylish, with integrated appliances.

**Storage**

Storage cupboard with tank.

**Lounge**

15'0" x 12'8" (4.56m x 3.85m)

A bright and spacious living room, designed for both relaxation and entertaining. Large windows allow for plenty of natural light while showcasing attractive water views, creating a calm and inviting setting. The space comfortably accommodates both seating and dining areas, making it ideal for modern living.

**Bedroom 1**

8'3" x 10'5" (2.52m x 3.17m)

A generously sized principal bedroom, beautifully presented and offering a calm, comfortable retreat. The room benefits from ample space for bedroom furnishings and is enhanced by natural light, creating a bright and airy feel. Further features include

built-in storage and a modern en-suite shower room, finished to a high standard.

**En-suite**

A stylish en-suite shower room featuring a contemporary suite with a walk-in shower, wash hand basin, and WC. Finished with modern tiling, the space offers a clean, functional design and a high-quality finish, enhancing the comfort of the principal bedroom.

**Bedroom 2**

11'9" x 6'8" (3.59m x 2.03m)

A well-proportioned second bedroom, ideal as a guest room, home office, or additional double bedroom. The space is bright and neatly presented, offering flexibility to suit a variety of needs, with ample room for furnishings and a comfortable layout.

**Bathroom**

A contemporary family bathroom featuring a modern suite comprising a bath with shower over, wash hand basin, and WC. Finished with stylish tiling and clean, neutral décor, the space is both practical and elegant, serving the second bedroom and guests with comfort and convenience.



**, Sovereign Quay, Havannah Street,  
Cardiff, CF10 5SF**

Set within the ever-popular Sovereign Quay development on Havannah Street in the heart of Cardiff Bay, this well-presented two-bedroom, two-bathroom apartment offers an excellent opportunity for both owner-occupiers and investors alike.

The property is beautifully maintained throughout and benefits from a bright, spacious open-plan living and dining area, perfectly designed for modern living. Large windows allow for an abundance of natural light while also framing attractive water views, creating a calm and inviting atmosphere.

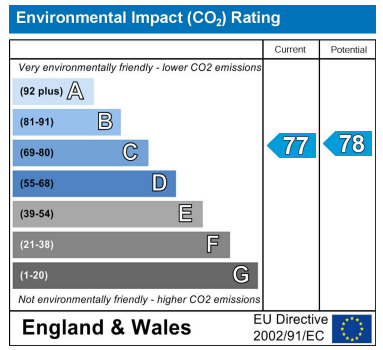
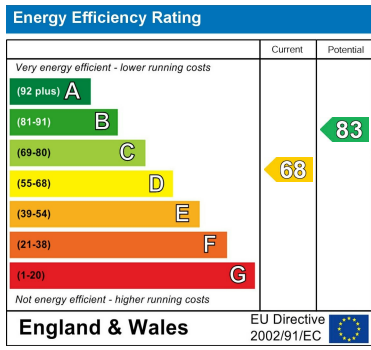
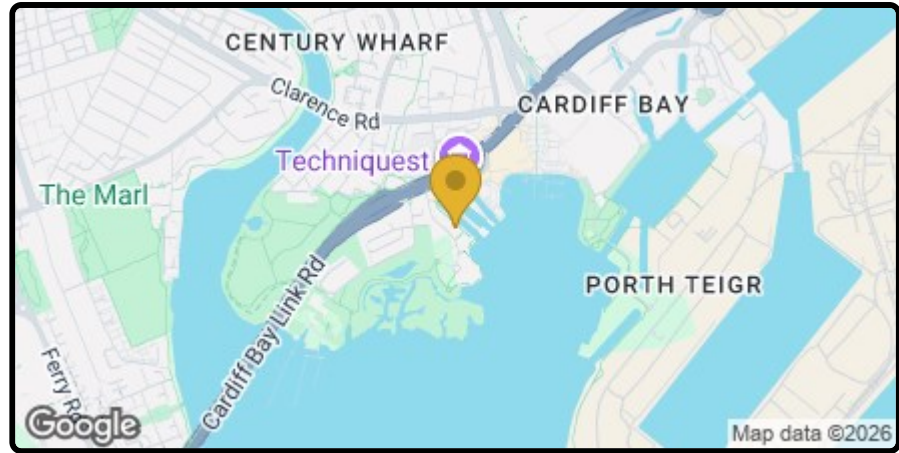
The contemporary kitchen is well-equipped with ample storage, making it both practical and stylish. The apartment comprises two generously sized double bedrooms, with the principal bedroom benefiting from a modern en-suite shower room. A separate, well-appointed family bathroom serves the second bedroom and guests, finished to a high standard.

One of the standout features of this property is its scenic outlook, with pleasant water views that can be enjoyed year-round. Whether relaxing in the living space or waking up in the morning, the setting offers a peaceful escape from the bustle of city life while still being moments from everything Cardiff Bay has to offer.

Further benefits include allocated undercroft parking, providing both convenience and security, as well as secure entry access to the building.

Located within walking distance to a wide range of amenities including restaurants, bars, and waterfront walks, this apartment combines lifestyle and practicality in one of Cardiff's most desirable waterfront locations.

Early viewing is highly recommended to fully appreciate everything this superb apartment has to offer.



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# Ground Floor



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission, or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Digiprop.