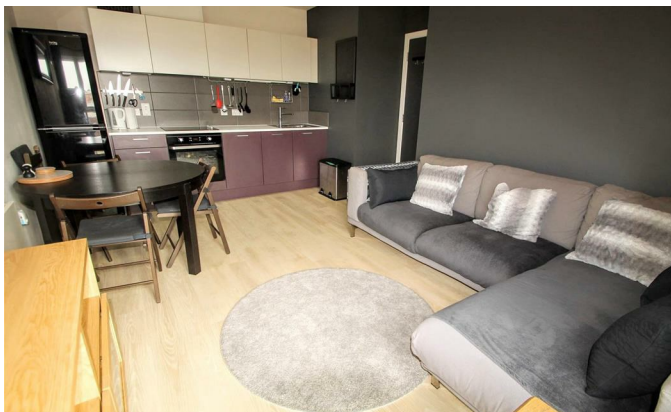




Guide Price £125,000 , Dixie, Bute Street, Cardiff Bay CF10 5EA



- Modern one-bedroom apartment in the sought-after Dixie development
- Open-plan lounge, dining and kitchen area
- Contemporary fitted kitchen with integrated appliances
- Stylish modern shower room
- Spacious double bedroom
- Beautiful communal podium courtyard with landscaped gardens
- Excellent transport links to Cardiff City Centre
- Residents' CCTV and secure entry system
- Just a short walk to Mermaid Quay, restaurants, cafés and waterfront attractions
- Ideal first-time purchase or investment opportunity



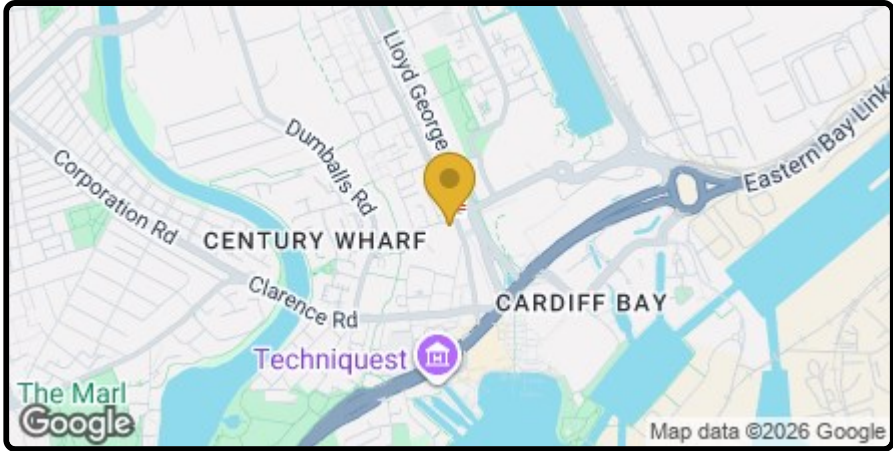
, Dixie, Bute Street, Cardiff Bay, CF10 5EA

Situated in the popular Dixie development in the heart of Cardiff Bay, this modern one-bedroom apartment offers stylish, low-maintenance living just moments from the waterfront. Ideally positioned opposite Cardiff Bay railway station and within walking distance of Mermaid Quay, the property is perfectly placed to enjoy the area's vibrant selection of cafés, restaurants and leisure facilities.

The accommodation comprises a welcoming entrance hallway leading to a bright and spacious open-plan living area with a contemporary fitted kitchen, creating an ideal space for both relaxing and entertaining. The generous double bedroom provides comfortable accommodation, while the modern shower room is finished to a high standard. Additional storage further enhances the practicality of the apartment.

Residents benefit from lift access, secure entry and a landscaped communal podium courtyard, offering an attractive outdoor space to enjoy. Whether you're a first-time buyer, professional or investor, this superb apartment combines contemporary living with an outstanding Cardiff Bay location, offering excellent transport links and easy access to Cardiff city centre.

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 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.



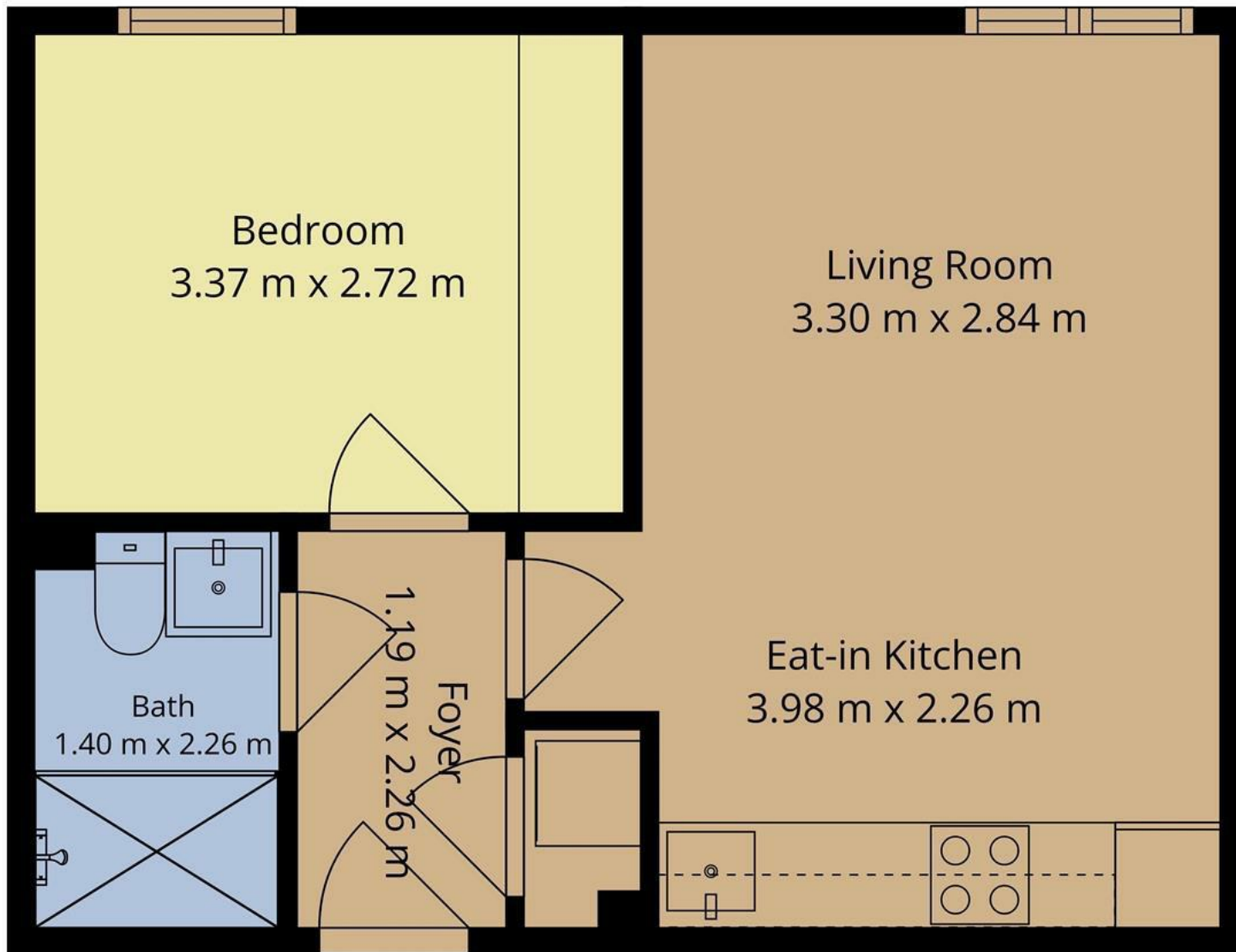
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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	

Key Executive Sales

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TOTAL: 35 m2
1st floor: 35 m2
EXCLUDED AREAS: WALLS: 3 m2