

40 Adventurers Quay

Cardiff Bay, Cardiff, CF10 4NP



A modern first floor apartment with water views, located on the outskirts of Cardiff Bay, just a short walk from The Wales Millennium Centre and Mermaid Quay. Being sold with no onward chain, light and spacious apartment comprises an entrance hall, open plan living / dining space, a separate kitchen, three double bedrooms and two bathrooms. There is a balcony accessed from the main living room - with water views - and an allocated parking space in the undercroft. The property is in good order throughout but has plenty of room for upgrading and personalisation. Viewing advised. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£400,000

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Accommodation

Hall

A very large hallway with built-in cupboard and doors to all three bedrooms, the bathroom, kitchen and living room. Power points and phone point. Wall mounted electric heater. Coved ceiling.

Living / Dining Room 24' 4" to doorway x 14' 8" (7.41m to doorway x 4.48m)

This is an extremely spacious living room accessed through wide double doors from the hall. There are uPVC double glazed windows and doors that open onto the balcony and give water views along the water in both directions and in one direction towards Cardiff Bay and Penarth. Fitted carpet. Two wall mounted electric heaters. Four wall lights with two matching pendant lights. Power points and TV point. Window to the kitchen. Vertical blinds to the windows and doors onto the balcony.

Kitchen 11' 5" x 8' 4" (3.48m x 2.53m)

Tiled floor and part tiled walls. A fully fitted kitchen comprising wall units and base units with laminate work surfaces and integrated appliances including an electric oven, microwave, four zone electric hob, extractor hood, dishwasher, washing machine and fridge freezer. One and a half bowl stainless steel sink with drainer. Under cabinet lighting and recessed spotlights.

Bedroom 1 24' 4" to doorway x 11' 3" (7.41m to doorway x 3.44m)

A large double bedroom with extensive fitted wardrobes and an en-suite bathroom. Fitted carpet. uPVC double glazed window to the side with water views. Wall mounted electric heater. Coved ceiling. Power, TV and phone points. Door to the en-suite.

En-Suite 7' 5" x 7' 8" (2.27m x 2.33m)

Tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, WC and a pedestal sink. Heated towel rail. Extractor fan. Two fitted mirrors with spotlights over. Shaver point. Built-in cupboard with hot water cylinder.

Bedroom 2 9' 4" x 12' 4" (2.84m x 3.75m)

Double bedroom with fitted carpet and a uPVC double glazed window to the side with fitted vertical blinds. Wall mounted electric heater. Power points. Coved ceiling.

Bedroom 3 13' 2" x 11' 7" into wardrobe (4.02m x 3.54m into wardrobe)

A third double bedroom, this time with built-in wardrobes. Fitted carpet. uPVC double glazed window to the side with vertical blinds. Wall mounted electric heater. Power points. Coved ceiling.

Bathroom 9' 4" x 7' 3" (2.85m x 2.2m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with hand shower fitting, a WC and a pedestal sink. Heated towel rail. uPVC double glazed window. Two fitted mirrors. Shaver point. Extractor fan.

Outside

Balcony

A balcony accessed from the living room with a southerly aspect and very pleasant views in both directions along the water that leads in Roath Basin.

Parking

The property benefits from one allocated parking space in the undercroft parking area.

Communal Facilities

There is a security / concierge office on site.

Additional Information

Tenure

The property is leasehold, with a 999 year lease from February 1997 (970 remaining).

Council Tax Band

The Council Tax band for this property is G, which equates to a charge of £3,348.10 for 2026/27.

Service Charge

We have been informed by the seller that the current service charge is £4913.00 per annum. This includes a charge for water (£498.02) as well as buildings insurance and the maintenance of all communal areas.

Ground Rent

We have been informed by the seller that the ground rent is currently £25 per annum.

Pets

The lease states that no pets are allowed in the building, with the exception of assistance dogs.

Approximate Gross Internal Area

1310 sq ft / 121.7 sq m.

Utilities

The property is connected to mains electricity, water and sewerage services and has electric heating.

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	87 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Floor Plan











