



15 Earl Cunningham Court, Schooner Way, Atlantic Wharf

£325,000 Leasehold

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating:

LOCATION

Earl Cunningham Court is situated within a quiet waterfront development in a fantastic location, of Atlantic Wharf. The apartment is located within walking distance to Cardiff City Centre and Mermaid Quays popular attractions, including The Wales Millennium Centre. It is situated within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema and water sports/activities. The property is within walking distance to The Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Entered via a wooden door, the property opens into an exceptionally spacious entrance hall, featuring high quality engineered wood flooring and a wall mounted Dimplex storage heater. The hall provides access to all rooms and benefits from one storage cupboard and an additional cupboard housing an upgraded Gledhill water cylinder.

LIVING ROOM

24' 11" x 15' 2" (7.60m x 4.62m)

Fantastic living space benefiting from incredible water views, framed by elegant arched feature windows and additional French doors opening onto a lovely Juliet balcony. An impressive high ceiling enhances the sense of space, while allowing an abundance of natural light to flood the room. Featuring high quality engineered wood flooring and two wall mounted Dimplex storage heaters, the spacious layout provides ample room for a range of furniture arrangements.

KITCHEN/DINER

17' 0" x 12' 4" (5.17m x 3.75m)

Upgraded 'Benchmarkx' kitchen featuring contemporary white gloss wall, base and drawer units, complemented by sleek work surfaces incorporating a composite sink with dual tap. Ample storage. Modern tiled flooring. Integrated AEG appliances include a four-ring ceramic hob with extractor hood over and splash back, fridge/freezer, dishwasher and double oven with grill and combi microwave/oven. Open plan to dining area, with ample space for entertaining. High quality engineered wood flooring. Double glazed French doors leading to balcony with stunning water views.

BALCONIES

Two beautifully paved balconies offering direct water views, morning sun and stunning sunrises. Each terrace provides space for outdoor seating, with one accessed directly from the dining area and the other from the master bedroom.

MASTER BEDROOM

16' 11" x 12' 2" (5.15m x 3.71m)

Beautifully presented master bedroom. Double glazed French doors leading onto a second balcony, offering extensive water views. Additional double glazed windows providing ample

BEDROOM TWO

15' 2" x 9' 6" (4.62m x 2.89m)

Second double bedroom with lovely water views and double glazed arched window, complemented by an additional skylight. Finished with high quality engineered wood flooring and a wall mounted programmable Dimplex panel heater, the room offers a bright and inviting space.

SHOWER ROOM

8' 11" x 6' 4" (2.72m x 1.93m)

Upgraded shower room with white three piece suite comprising shower cubicle, vanity enclosed wash hand basin and W.C. Wall mounted mirrored vanity unit with sensor lighting. Tiled flooring and partially tiled walls. Storage cupboard housing washing machine. Heated chrome towel rail. Extractor.

PARKING

Secure barrier-controlled access to off road residents parking area.

FACILITIES

Onsite caretaker.

TENURE

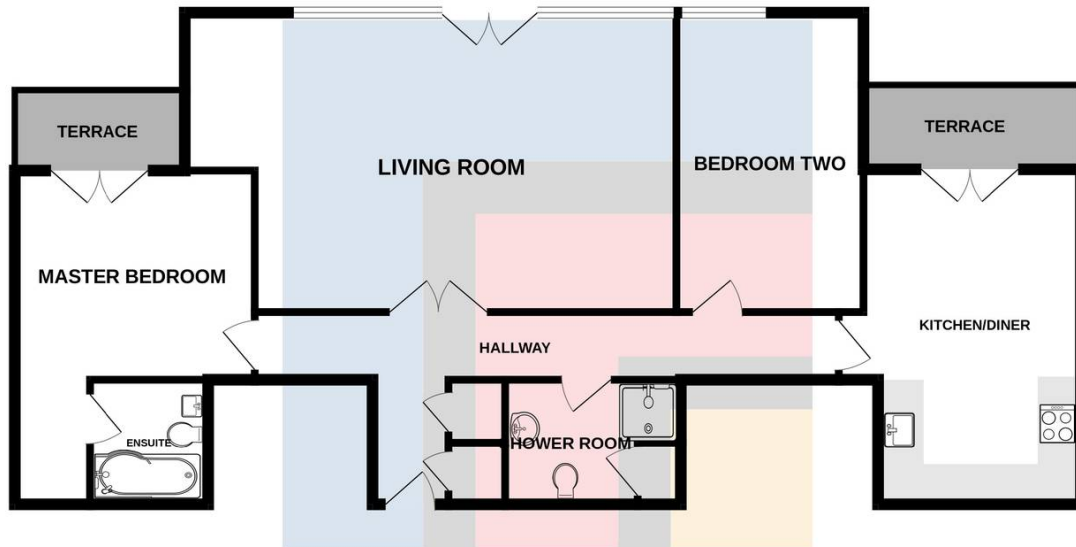
MGY are advised that the property is leasehold, with a lease of 125 years from 1990. Service charges of £2594 per annum, which includes building insurance, security entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure barrier access to off road residents parking area and parking management. No ground rent.

AML

Please note: A non-refundable administration fee of £30 including VAT is payable per buyer to carry out the required AML verification checks once an offer has been accepted. The sale cannot proceed until these checks have been satisfactorily completed. This is on acceptance of offer only. Details can be found on our website.



1074 sq.ft. (99.8 sq.m.) approx.



TOTAL FLOOR AREA : 1074 sq.ft. (99.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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