



39 Faro house, Taliesin Court, Chandlery Way, Century Wharf

£200,000 Leasehold

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating:

EPC Environmental Impact Rating:

ENTRANCE HALL

29' 2" x 3' 3" (8.90m x 1.00m)

Entered via wooden door, with security spy hole. Large spacious hall. Laminate wood effect flooring. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Spotlights. Wall mounted electric heater.

LIVING ROOM

20' 0" x 14' 11" (6.09m x 4.54m)

Fantastic living space. Large double glazed uPVC window and patio door, leading to decked balcony. Ample natural daylight. Laminate wood effect flooring. T.V Aerial point. Telephone point. Wall mounted electric heaters. Door leading to:-

KITCHEN

11' 2" x 6' 10" (3.41m x 2.09m)

Modern fitted separate kitchen. Wall, base and drawer units, with work surfaces incorporating stainless steel sink, with mixer tap. Ample storage with over unit lighting and under unit spotlights. Tiled flooring. Integrated oven and four ring electric hob, with extractor hood over. Splash back. Space for fridge freezer. Integrated dishwasher and washer/dryer. Extractor fan. Spotlights.

MASTER BEDROOM

16' 4" x 10' 2" (4.99m x 3.10m)

Double glazed uPVC windows to front. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted electric heater. Door leading to en-suite.

EN-SUITE

6' 3" x 4' 7" (1.91m x 1.40m)

Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Double shower cubicle. Wall mounted mirrored vanity unit. Heated towel rail. Shaver point. Extractor fan. Spotlights.

BEDROOM TWO

13' 1" x 8' 10" (3.99m x 2.70m)

Second double bedroom. Double glazed uPVC windows to front. Carpeted flooring. Wall mounted electric heater. Built in double wardrobe. T.V Aerial point.

BATHROOM

6' 3" x 6' 2" (1.91m x 1.89m)

Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with shower over. Wall mounted mirrored vanity unit. Heated towel rail. Shaver point. Extractor fan. Spotlights.

BALCONY

12' 8" x 4' 6" (3.87m x 1.38m)

Large decked balcony with glass surround. External lighting. Accessed from the living room.

PARKING

Secure gated access to an allocated undercroft parking space. Visitor parking.

FACILITIES

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

TENURE

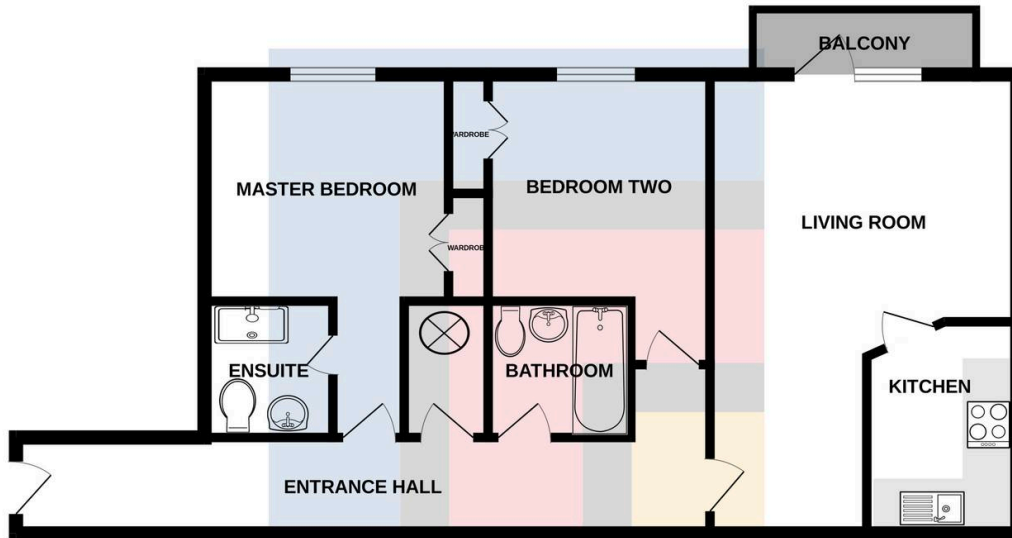
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3490 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated under croft parking space, visitor parking and parking management. Ground rent £92.04 per annum.

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.



TOP FLOOR



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South Glamorgan, CF10 5EE



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