



69 Lisbon House, Taliesin Court, Cardiff

£209,950 Leasehold

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

LOCATION

Century Wharf is a highly sought-after gated development, ideally positioned within walking distance of Cardiff Bay, Mermaid Quay and Cardiff city centre. Residents benefit from an enviable selection of restaurants, bars, cafés and leisure facilities right on the doorstep, with St David's shopping centre also easily accessible. The development is particularly well placed for enjoying the waterfront, with picturesque walking and cycling routes leading towards Cardiff Bay Barrage, where panoramic views across the bay can be enjoyed. Excellent transport links further enhance the location, with Cardiff Central and Cardiff Bay train stations both within easy reach, alongside a range of local bus services providing convenient connections throughout Cardiff and the surrounding areas.

ENTRANCE HALL

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. Thermostat. Spotlights.

LOUNGE/DINER

24' 3" x 16' 5" (7.40m x 5.01m)
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 radiators. Door leading to:-

KITCHEN

10' 11" x 8' 11" (3.32m x 2.71m)
Modern fitted separate kitchen. Wall, base and drawer units, with work surfaces incorporating stainless steel sink, with mixer tap. Ample storage with under unit lighting. Tiled flooring. Integrated oven and four ring electric hob, with extractor hood over. Space for dishwasher, fridge freezer and washing machine. Extractor fan. Spotlights.

MASTER BEDROOM

17' 10" x 15' 8" (5.43m x 4.78m)
Double glazed uPVC windows to front. Carpeted flooring. Built in double wardrobe. T.V Aerial point. Telephone point. Wall mounted electric radiators. Door leading to en-suite.

EN-SUITE

7' 0" x 6' 11" (2.14m x 2.12m)
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.

BATHROOM

6' 11" x 6' 11" (2.12m x 2.10m)
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with shower over. Glass shower screen. Wall mounted mirrored vanity unit. Heated towel rail. Shaver point. Extractor fan. Spotlights.

BALCONY

Large decked balcony with ample sun all day. External lighting. Accessed from the living room.

PARKING

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

FACILITIES

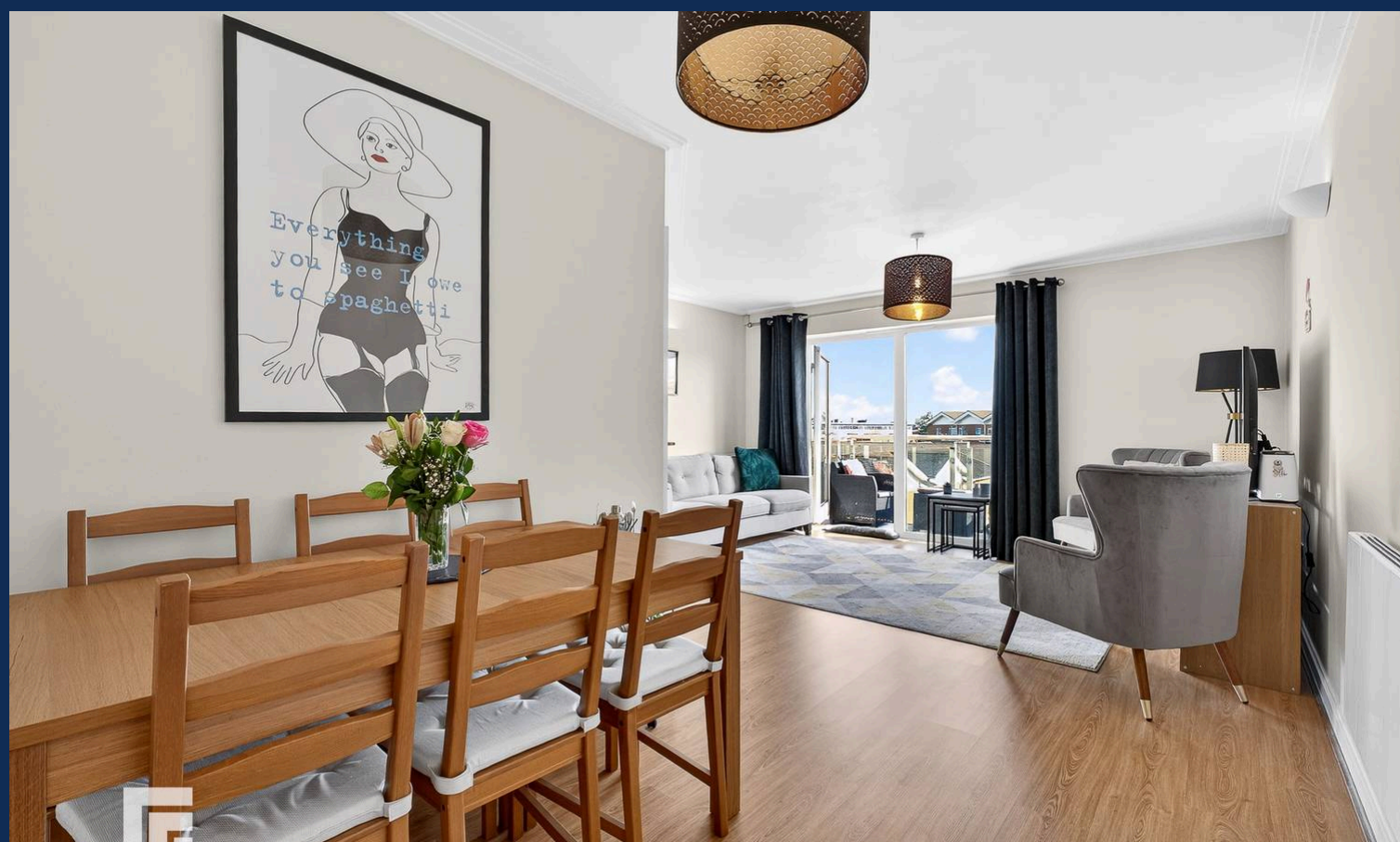
The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

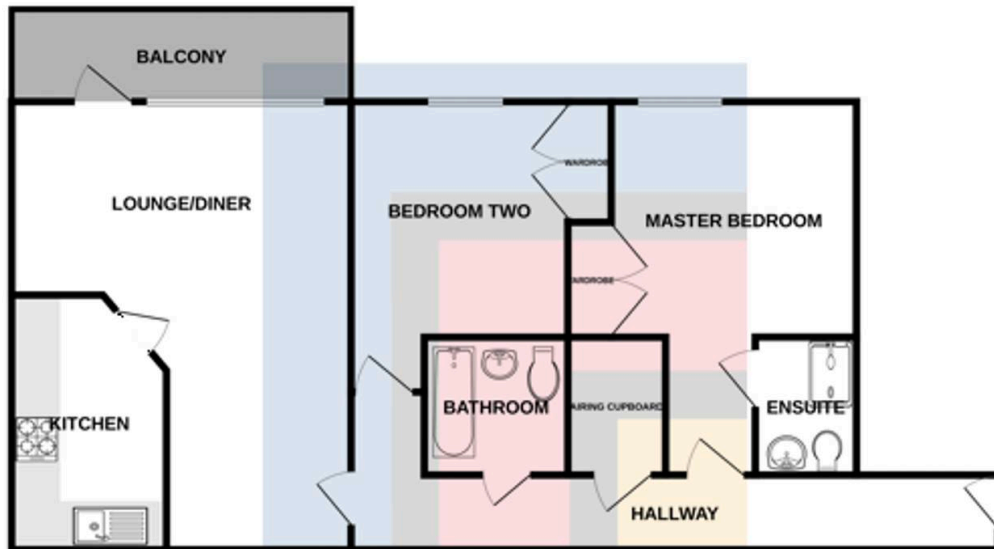
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3,200 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 £90.48 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.





While 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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