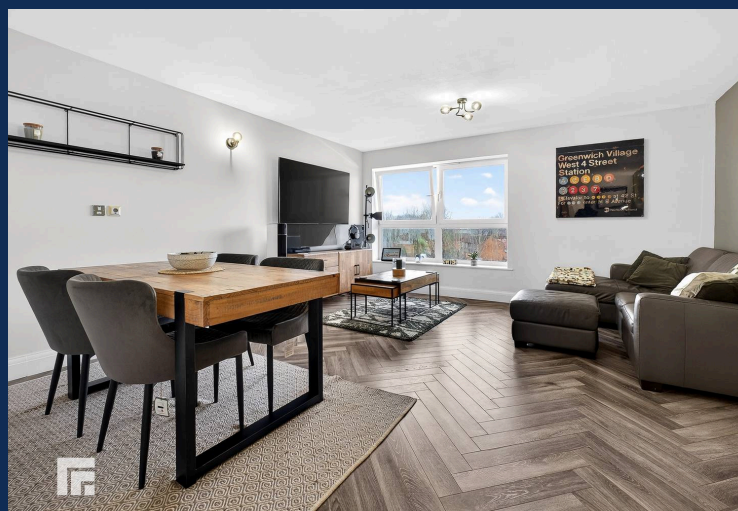




160 Porto House Penstone Court, Century Wharf, Chandlery Way

£179,950 Leasehold

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: B

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. Laminate wood effect flooring. Inset spotlights to ceiling. Storage cupboard housing hot water tank. Alarm panel. Video entry intercom system. Power points. Doors leading to all rooms.

LIVING/DINING ROOM

20' 1" x 14' 11" (6.13m x 4.54m)
Fantastic living space with direct water views. Large uPVC double glazed windows to front aspect. Ample natural daylight. Laminate wood effect flooring. TV Aerial point. Telephone point. Power points. Wall mounted electric panel heater. Ample space for dining area.

KITCHEN

14' 10" x 7' 11" (4.51m x 2.42m)
High specification 'Wren' kitchen. Tiled flooring. Modern wall and base units with complimentary work surfaces incorporating composite sink with mixer tap and drainer. Ample storage. Stylish feature splashback. Integrated appliances include oven, four ring electric hob with extractor hood over, washing machine, dishwasher and fridge freezer. Power points. Inset spotlights to ceiling.

BEDROOM

24' 6" x 9' 0" (7.47m x 2.74m)
Exceptionally large double bedroom. Large uPVC double glazed windows to front aspect, with stunning river views and ample natural daylight. Carpeted flooring. Two built-in double wardrobes with hanging and shelving. TV Aerial point. Power points. Wall mounted electric panel heater.

SHOWER ROOM

Modern shower room. Luxury tiled flooring and partially tiled walls. Spotlights. White three piece suite comprising double shower cubicle with rainfall shower and additional shower attachment, wall mounted wash hand basin and W.C. Wall mounted mirrored vanity unit. Shaver point. Extractor. Chrome heated towel rail.

PARKING

Allocated undercroft parking space with an electric car charging point. Visitor parking.

FACILITIES

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

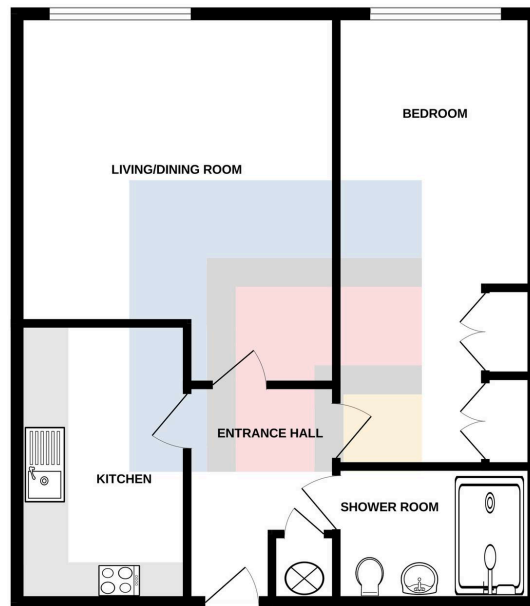
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3100 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, annual boiler servicing, reserve fund contribution, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £210.90 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.





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 misstatement. This plan is for guidance 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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CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

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