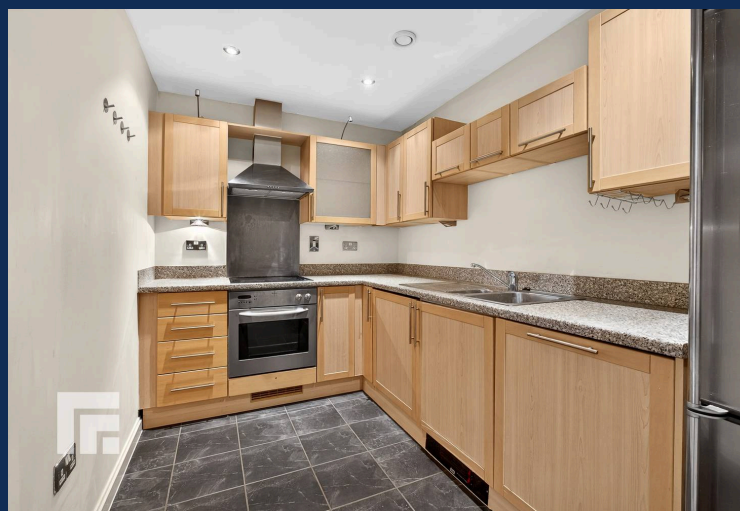




31 Faro House, Taliesin Court, Century Wharf

£200,000 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. Large entrance hall. Brand new fitted carpet. Wall mounted video entry intercom system. Spotlights. Doors leading to all rooms.

LOUNGE/DINER

22' 1" x 15' 9" (6.74m x 4.79m)

Spacious living room. Large double glazed uPVC window and sliding door, leading to Juliette balcony. Brand new fitted carpet. TV Aerial point. Telephone point. Door leading to kitchen.

KITCHEN

11' 8" x 6' 11" (3.55m x 2.11m)

Separate kitchen. Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring electric hob with extractor above and oven beneath. Splash back. Ample storage. Under unit lighting. Newly installed integrated washer/dryer. Integrated dishwasher. Space for fridge/freezer. Spotlights. Extractor.

MASTER BEDROOM

16' 6" x 13' 2" (5.04m x 4.01m)

Large double glazed uPVC window and sliding door, leading to Juliette balcony. Brand new fitted carpet. Door leading to en-suite. Built in double wardrobe. TV Aerial point.

EN-SUITE

7' 0" x 5' 0" (2.14m x 1.53m)

Tiled flooring and walls. Shower cubicle, W.C and wall mounted wash hand basin with mixer tap over. Extractor. Brand new chrome heated towel rail. Spotlights. Shaver point.

EN-SUITE

7' 0" x 5' 0" (2.14m x 1.53m)

Tiled flooring and walls. Shower cubicle, W.C and wall mounted wash hand basin with mixer tap over. Extractor. Brand new chrome heated towel rail. Spotlights. Shaver point.

BEDROOM TWO

11' 7" x 9' 2" (3.54m x 2.80m)

Second double bedroom. Double glazed uPVC windows to front aspect. Brand new fitted carpet. Built in double wardrobe. TV Aerial point.

BATHROOM

7' 1" x 6' 6" (2.17m x 1.98m)

White three-piece-suite comprising WC, wall mounted wash hand basin with mixer tap over and panelled bath with hot and cold tap over. Shaver point. Tiled flooring and walls. Spotlights. Extractor. Brand new chrome heated towel rail with temperature gauge.

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.

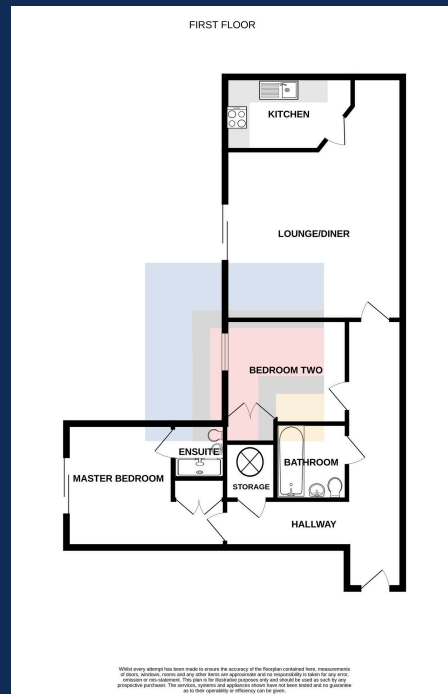
TENURE

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3152.66 per annum, which includes water rates, building insurance, video entry intercom system, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, reserve fund contribution, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, secure gated access to an allocated undercroft parking space, visitor parking and parking management. Ground rent £93.22 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.





CARDIFF 029 2046 5466

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



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