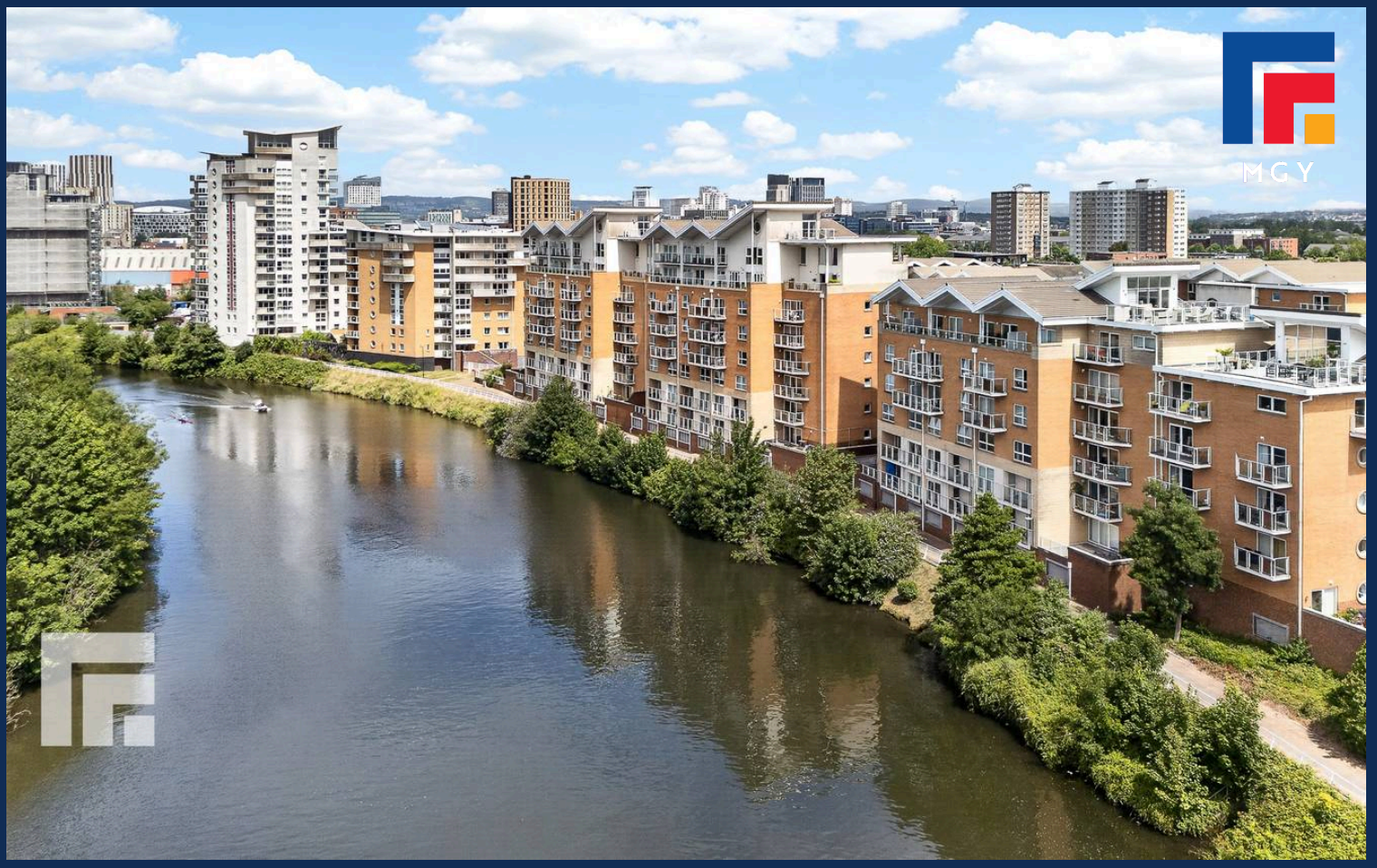






180 Porto House, Penstone Court, Century Wharf

£399,950 Leasehold

FANTASTIC WATERFRONT DUPLEX PENTHOUSE* NO CHAIN MGY are delighted to present for sale this superb waterfront duplex penthouse apartment, situated within the highly sought after gated development of Century Wharf in Cardiff Bay.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: C

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
12' 10" x 9' 10" (3.90m x 3.00m)
Entered via wooden door, with security spy hole. Spacious hallway. Tiled flooring. Doors leading to lounge/diner, W.C and stairs leading to ground floor.

LOUNGE/DINER
24' 3" x 14' 5" (7.40m x 4.40m)
Impressive living space with ample natural daylight. Two triple glazed floor to ceiling sliding doors and windows leading to fantastic terrace, with incredible views across Cardiff Bay. Extremely spacious. Laminate wood effect flooring. TV Aerial point. Telephone point. Door leading to separate kitchen.

KITCHEN
10' 6" x 9' 6" (3.20m x 2.90m)
Large separate kitchen with ample storage. Modern fitted wall and base units with work surfaces incorporating stainless steel sink. Four ring electric hob with extractor hood over. Tiled splash back. Space for American style fridge freezer and washing machine. Integrated Bosch dishwasher. Built in Bosch double oven and microwave. Spotlights. Extractor.

BALCONY
24' 3" x 4' 3" (7.40m x 1.30m)
An impressive full width balcony offering stunning panoramic views and ample sun, enclosed by sleek glass balustrading. Externally lit for evening enjoyment, the balcony is accessed directly from the living room and provides ample space for comfortable outdoor seating.

W.C
6' 3" x 3' 11" (1.90m x 1.20m)
W.C. Fully tiled walls. Spotlights. Pedestal wash hand basin.

GROUND FLOOR ENTRANCE HALL
12' 10" x 9' 10" (3.90m x 3.00m)
Stairs leading to ground floor. Spacious entrance hall. Wall mounted video entry intercom system. Tiled flooring. Under stair storage. Doors leading to master bedroom, bedroom two and family bathroom. Spotlights.

BATHROOM
7' 3" x 5' 7" (2.20m x 1.70m)
Spacious bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath with shower over and glass shower screen. W.C. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO
12' 10" x 11' 6" (3.90m x 3.50m)
Second double bedroom. Large triple glazed floor to ceiling sliding door and window leading to exceptionally large terrace. Carpeted flooring. Built in double wardrobe. TV Aerial point.

MASTER BEDROOM
16' 1" x 14' 1" (4.90m x 4.30m)
Spacious double bedroom. Large triple glazed floor to ceiling sliding door and window leading to exceptionally large terrace. Carpeted flooring. TV Aerial point. Built in double wardrobe. Door leading to en-suite.

EN-SUITE
11' 10" x 8' 6" (3.60m x 2.60m)
Walk in shower. Two pedestal wash hand basins. W.C. Tiled walls. Extractor. Heated towel rail. Spotlights.

TERRACE
24' 3" x 6' 11" (7.40m x 2.10m)
Exceptionally large paved terrace offering incredible panoramic views across Cardiff Bay, Penarth and beyond, together with beautiful sunsets. Providing plenty of space for outdoor seating and entertaining, the terrace benefits from ample sun and is enhanced by external lighting for evening use. Conveniently accessed either from the master bedroom or second bedroom.

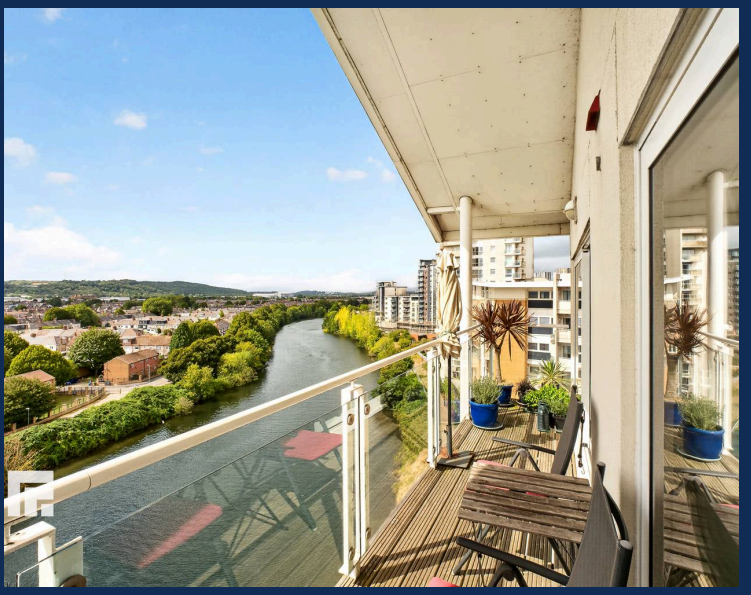
PARKING
Secure gated fob access to two allocated parking spaces, one of which is undercroft. Ample visitor parking with two visitor permits.

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

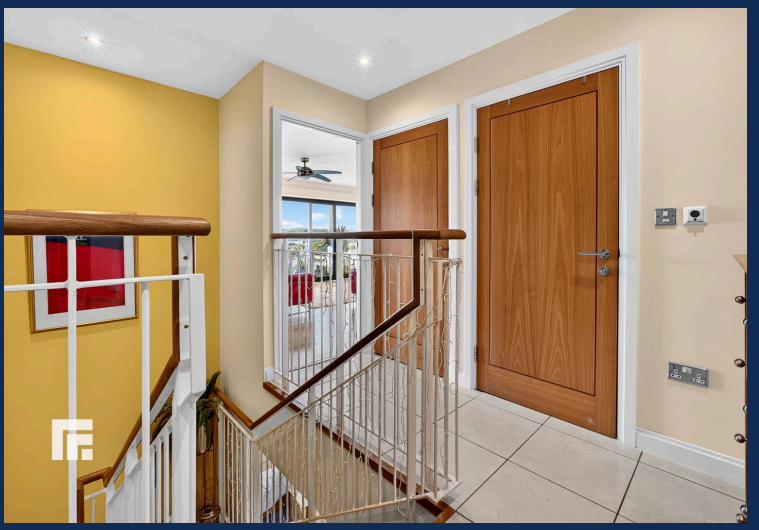
TENURE
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3665 per annum, which includes water rates, building insurance, reserve fund contribution, onsite concierge and leisure facilities, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, two allocated parking spaces, visitor parking with two visitor permits and parking management. Ground rent £306 per annum.









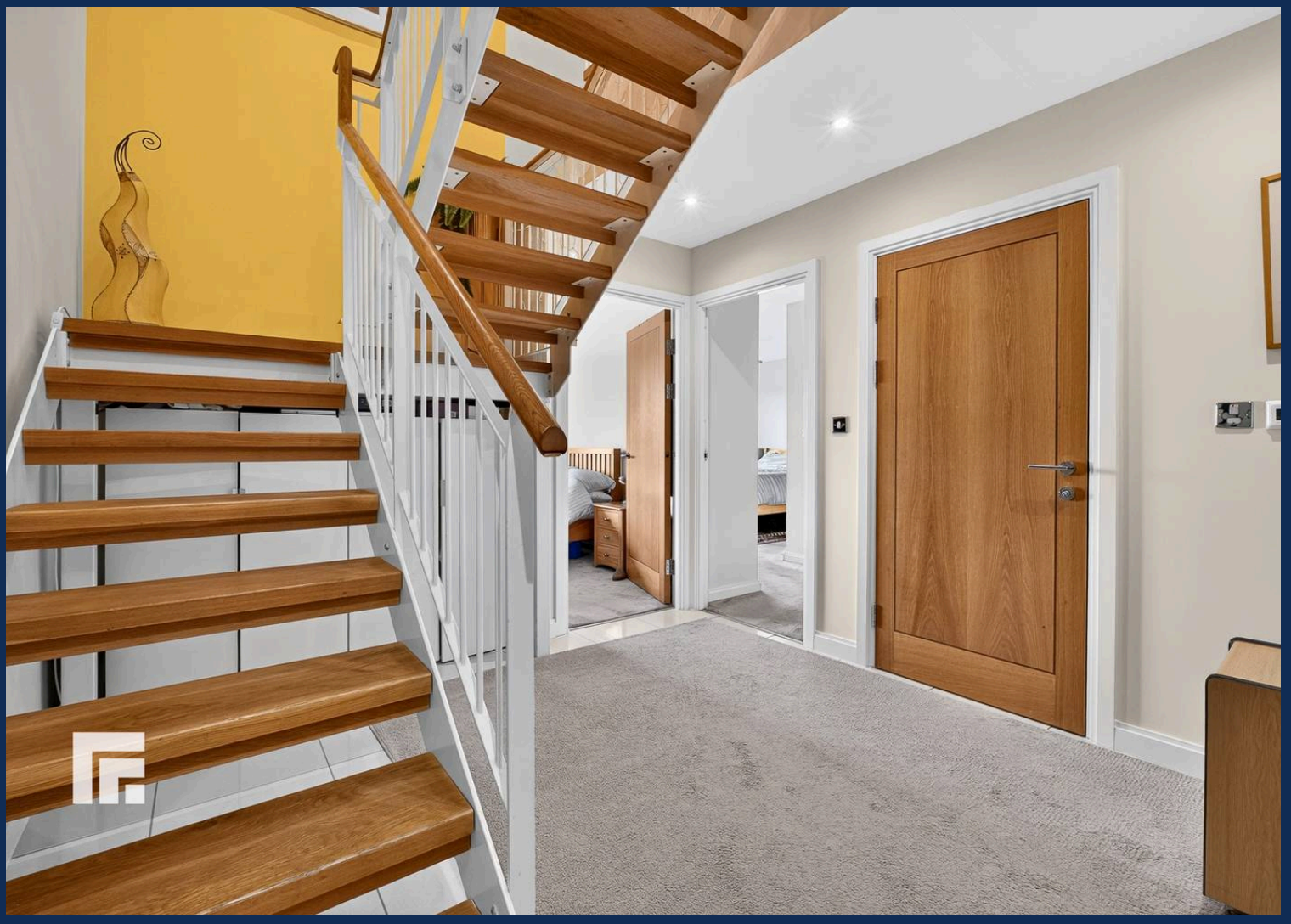






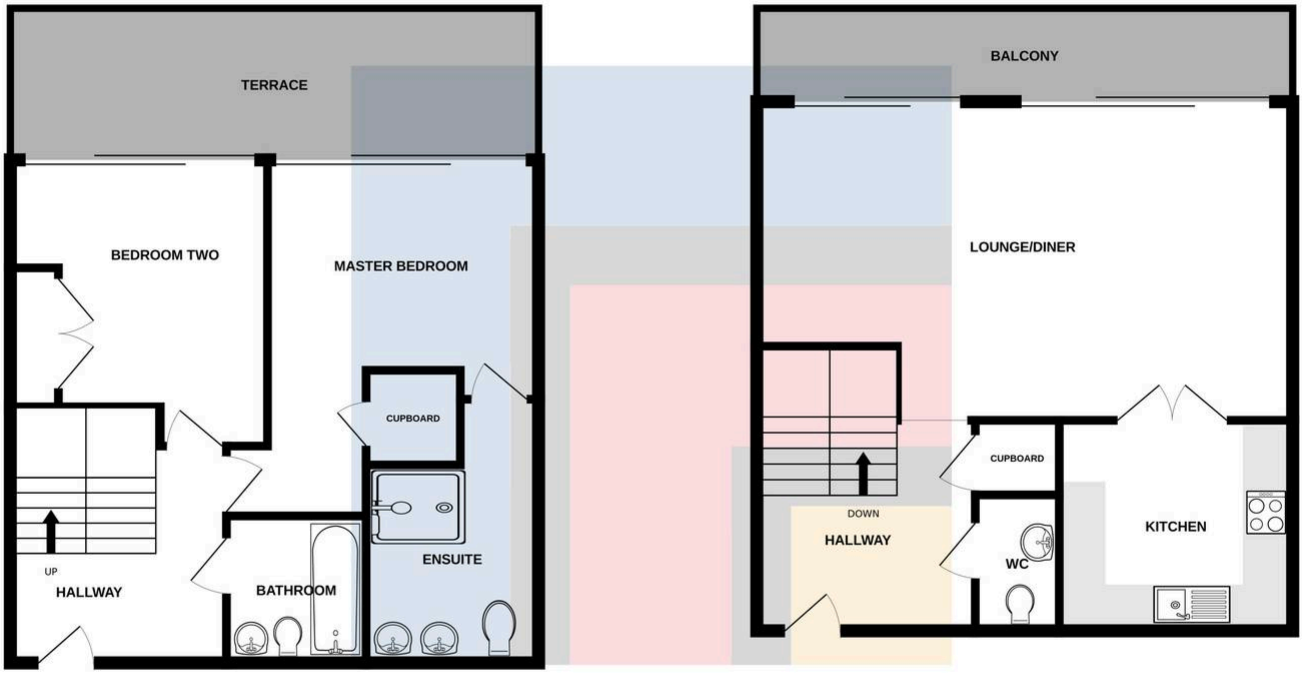






539 sq.ft. (50.1 sq.m.) approx.

576 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1115 sq.ft. (103.6 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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CARDIFF 029 2046 5466

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South Glamorgan, CF10 5EE

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