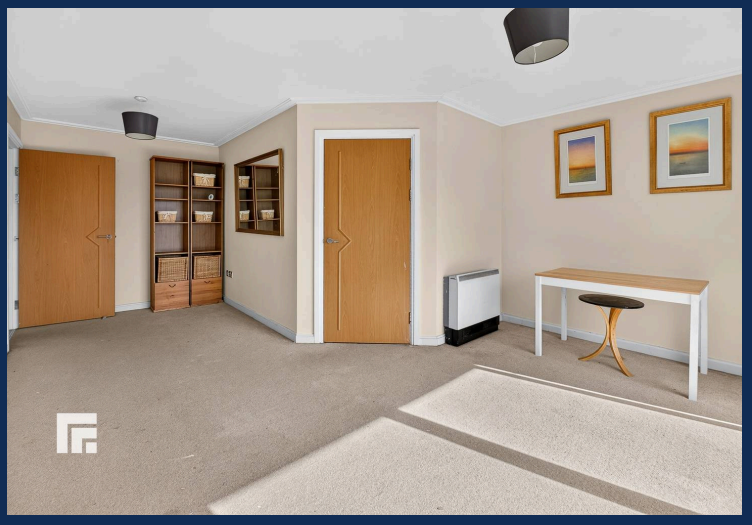






64 Lisbon House Taliesin Court, Century Wharf, Cardiff Bay

£180,000 Leasehold

IDEAL FIRST TIME PURCHASE* NO CHAIN MGY are pleased to present for sale, a spacious two bedroom, third floor apartment within the highly sought after gated development, Century Wharf.

Council Tax band: F

Tenure: Leasehold

EPC Energy Efficiency Rating: B

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. Integrated dishwasher and washing machine. Space for fridge freezer. Extractor fan. Spotlights

BEDROOM ONE
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. Shower cubicle. Heated towel rail. Shaver point. Extractor fan. Spotlights.

BEDROOM TWO
15' 4" x 11' 5" (4.67m x 3.47m)
Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. Wall mounted electric radiators. Built in double wardrobe. T.V Aerial point.

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. Heated towel rail. Shaver point. Extractor fan. Spotlights.

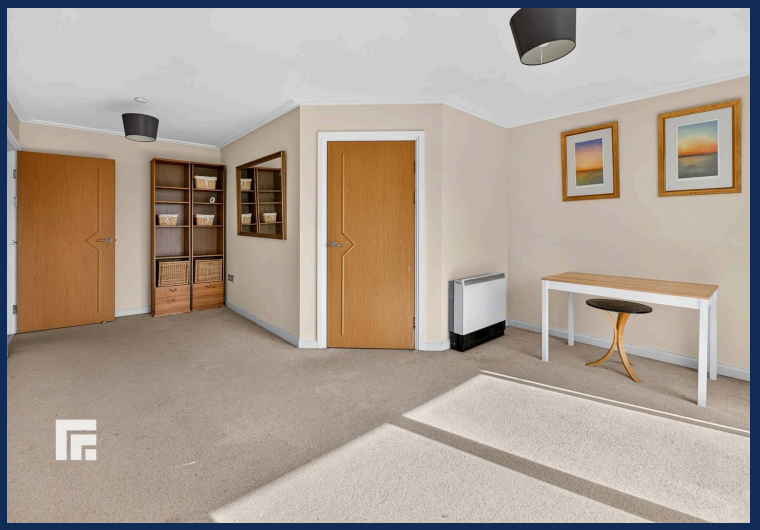
BALCONY
Large decked balcony with ample sun all day. Accessed from the living room.

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

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

TENURE
MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £3266.50 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 £115 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.



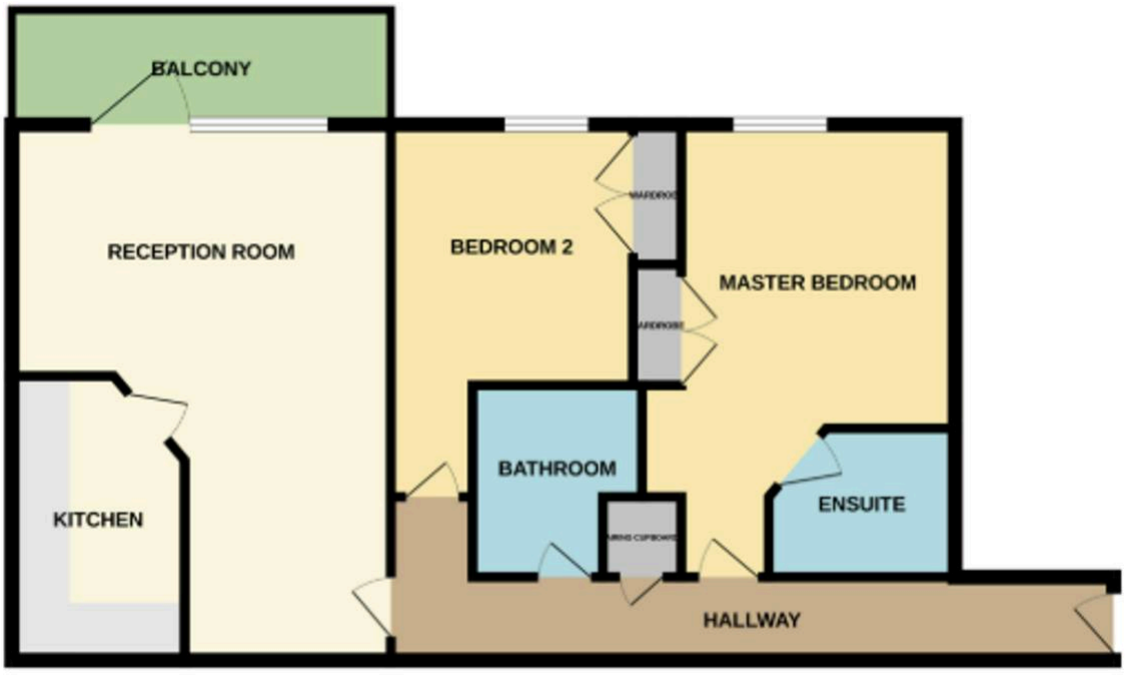








THIRD FLOOR



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.

CARDIFF 029 2046 5466

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

Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

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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