

Empire Way  
Cardiff | CF11 0JW



Two Bedroom Penthouse Apartment | Asking Price Of £305,000



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# PROPERTY DESCRIPTION

**\*\*PENTHOUSE APARTMENT WITH WATER VIEWS FROM THREE BALCONIES!\*\***  
MGY are pleased to bring to market an immaculately presented two bedroom penthouse apartment in the much sought after complex of Cardiff Pointe which is well connected to those commuting to the City and with good links to the A4232 link road and M4 motorway. The property comprises of open plan living with balcony views over the Cardiff Barrage and Penarth Marina. There is two bedrooms, one with en suite and a modern bathroom. The property is finished to a very high standard throughout and viewings are highly recommended to avoid disappointment. Allocated parking, visitors spaces and a secure bike storage area. Local amenities include Cardiff International Pool, International White-Water Centre, Cardiff Bay Yacht Club and supermarkets within walking distance.

- **Tenure** Leasehold
- **Council Tax Band G**
- **Floor Area (Approx).** 765 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Two separate entrances, both through wooden doors with security spyholes. Solid oak flooring. Wall mounted security intercom system. Radiators. Thermostat. Door leading onto balcony with stunning water views over Cardiff Bay Barrage. Spotlights.

## LOUNGE/DINER

11' 10" x 20' 6" (3.62m x 6.26m) L-Shaped double glazed floor to ceiling windows and doors leading onto balcony with stunning water views. Ample natural daylight throughout. Solid oak flooring. Radiator. Two wall mounted vertical radiators. TV and telephone point. Video entry phone. Spotlights.

## KITCHEN

16' 1" x 9' 4" (4.92m x 2.87m)  
Modern fitted kitchen along both walls, with extensive floor and eye level units with granite work surfaces. Integrated oven, induction hob, microwave, fridge freezer, dish washer and washer dryer. Stainless steel sink with mixer tap. Tiled flooring and spotlights to ceiling. Windows to side.

## BEDROOM ONE

13' 3" x 8' 2" (4.06m x 2.49m)  
Generous size double bedroom with large double glazed window and doors leading onto balcony with stunning views on Penarth Marina. Solid oak flooring. Built in wardrobe, radiator. Entrance to;

## EN SUITE

7' 4" x 6' 9" (2.25m x 2.08m) Stylish and contemporary Porcelanosa suite which comprises of walking shower cubicle, wall mounted shaped wash hand basin with mixer taps and WC. Shaver point, wall light, extractor fan and spotlights.

## BEDROOM TWO

9' 6" x 7' 10" (2.92m x 2.41m) A double sized bedroom with windows overlooking the water. Solid oak flooring. Radiator. Spotlights.

## BATHROOM

7' 4" x 5' 6" (2.25m x 1.68m)  
Modern fitted Porcelanosa three piece bathroom suite with panelled bath, hand wash basin and WC. Tiles to both walls and floor, radiator, shaver point and spotlights.

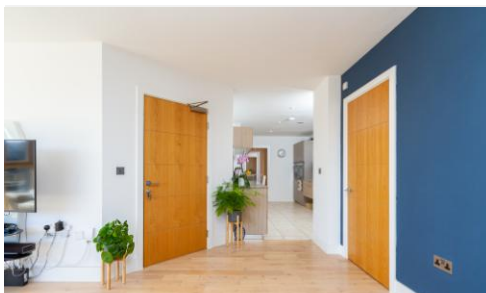
## OUTSIDE

One allocated parking space.

Visitor parking.

## TENURE

MGY are advised that this property is leasehold, with a lease of 999 years from 2015.



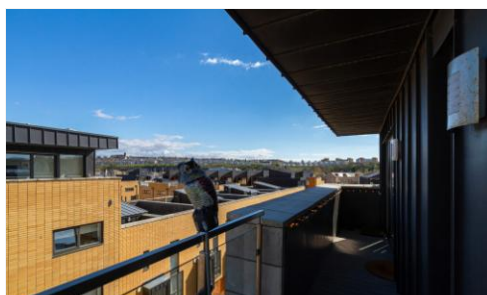




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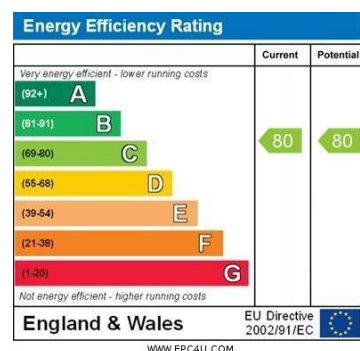
# FLOORPLANS



FLOOR 1

GROSS INTERNAL AREA  
FLOOR 1 : 80 sq m  
TOTAL : 80 sq m

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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