

Empire Way
Cardiff | CF11 0JW



Two Bedroom Penthouse Apartment | Asking Price Of £325,000



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PROPERTY DESCRIPTION

****IMMACULATEDLY PRESENTED PENTHOUSE, WITH FANTASTIC WATER VIEWS**** MGY are pleased to present for sale an immaculately presented two bedroom penthouse apartment, located in the prestigious Cardiff Pointe. Close to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by offering a variety of bars, shops and restaurants. Frequent public transport is easily accessible, linking to Cardiff City Centre and surrounding areas. The accommodation comprises of spacious living room, modern fitted kitchen, two double bedrooms, one with en-suite and bathroom. The property further benefits from two large wrap around terraces, with fantastic water views across Cardiff Bay and Penarth Marina, double glazing throughout and gas central heating. Allocated parking space, visitor parking and secure bike storage. Viewing highly recommended.

- **Tenure** Leasehold
- **Council Tax Band** G
- **Floor Area (Approx).** 936 sq ft
- **Viewing Arrangements** Strictly by Appointment

ENTRANCE HALL

Two separate entrances, both through wooden doors with security spyholes. Additional door leading onto wrap around terrace. Tiled flooring. Wall mounted video entry intercom system. Two large storage cupboards. Wall mounted electric panel heater. Spotlights.

LIVING ROOM

21' 7" x 20' 11" (6.59m x 6.38m)
Double glazed windows to front, rear and side, with electric blinds. Two sliding doors, leading onto large wrap around terrace. Tiled flooring. Ample natural daylight. Three wall mounted radiators. TV Aerial point. Telephone point. In-ceiling Sonus speakers. Spotlights.

KITCHEN

15' 8" x 9' 3" (4.78m x 2.83m)
Double glazed windows, to front. Fantastic water views across Cardiff Bay. Tiled flooring. Modern fitted wall and base units, with granite work surfaces incorporating stainless steel sink,

with mixer tap. Integrated oven with warming tray, microwave, fridge freezer, wine cooler, dishwasher and washer dryer. Four ring induction hob, with extractor hood over. Storage cupboard, housing hot water tank. Wall mounted radiator. In-ceiling Sonus speakers. Spotlights.

MASTER BEDROOM

14' 11" x 11' 5" (4.56m x 3.49m)
Double glazed floor to ceiling windows and door, leading onto large terrace. Tiled flooring. Large fitted wardrobes. TV Aerial point. Telephone point. Wall mounted radiator. In-ceiling Sonus speakers. Spotlights. Door to:-

EN-SUITE

6' 6" x 6' 4" (2.00m x 1.95m)
Modern fitted Porcelanosa en-suite. Fully tiled walls. Tiled flooring. Shower cubicle, with rainfall shower, jets and additional shower attachment. Wall mounted wash hand basin. W.C, with dual flush.

Wall mounted mirror, with lighting over. Extractor fan. Heated towel rail. Shaver point. Spotlights.

BEDROOM TWO

10' 9" x 9' 7" (3.30m x 2.93m)
Double glazed floor to ceiling windows, to side. Electric blinds. Double bedroom. Tiled flooring. Large fitted wardrobes. TV Aerial point. Telephone point. Wall mounted radiator. Spotlights.

BATHROOM

7' 3" x 8' 4" (2.21m x 2.56m)
Modern fitted Porcelanosa bathroom. Fully tiled walls. Tiled flooring. Panelled bath, with shower over. Wall mounted wash hand basin. W.C, with dual flush. Wall mounted mirror, with lighting over. Extractor fan. Heated towel rail. Shaver point. Spotlights.

TERRACE

Two large wrap around terraces. Both sheltered, with decking and stunning water views across Cardiff Bay. One accessed from the master bedroom, with morning sun and one accessed from the living room, with afternoon sun. External lighting.

PARKING

One allocated parking space. Visitor parking.

TENURE

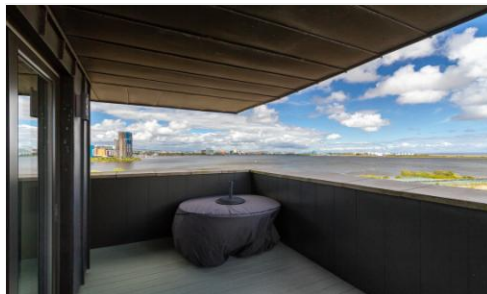
MGY are advised that this property is leasehold, with a lease of 999 years from 2015.



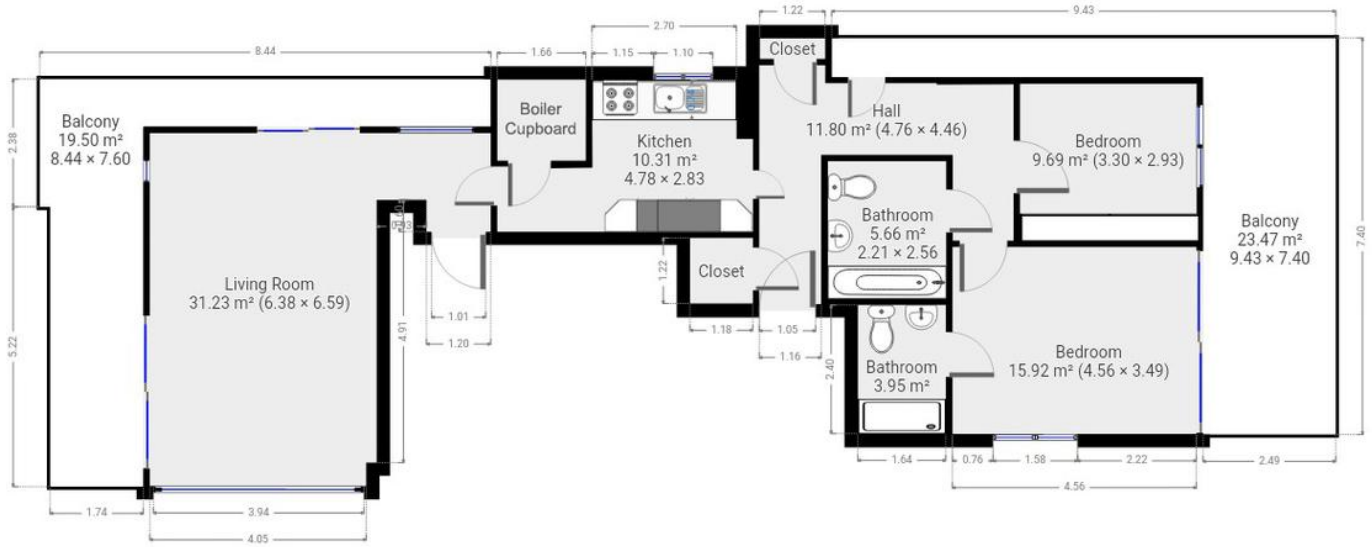


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FLOORPLANS



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
92-100	A		
81-91	B		
69-80	C	80	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



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