

# Sienna House,

Century Wharf, Cardiff Bay, Cardiff, CF10 5NF



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£249,950**



Two Bedroom Apartment



# Property Description

**\*\* IMMACULATELY PRESENTED\*\*** MGY are pleased to present for sale a spacious two bedroom apartment, within the popular gated development of Century Wharf. The immaculate accommodation comprises of entrance hall to spacious lounge/kitchen/diner, two bedrooms, ensuite, bathroom and exceptionally large balcony. The property further benefits from double glazing throughout, security video entry system and an allocated undercroft parking space. Visitor parking and secure bike storage. The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. EWS1 form in place. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,044 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

29' 11" x 3' 11" (9.14m x 1.21m)  
Entered via wooden door, with security spy hole. Laminate wood effect flooring. Two storage cupboards, one housing hot water tank. Double glazed floor to ceiling window to side aspect. Wall mounted electric storage heater. Wall mounted video entry intercom system. PowerPoints. Coving. Spotlights. Doors to all rooms.

## LIVING ROOM

24' 5" x 13' 10" (7.45m x 4.22m)  
Double glazed uPVC window to rear aspect and double glazed uPVC window to side aspect. Carpeted flooring. Telephone point. TV aerial point. PowerPoints. Two wall mounted Dimplex quantum heaters. Two pendant light fittings. Coving. Doors leading to kitchen.

## KITCHEN

7' 4" x 11' 10" (2.25m x 3.63m)  
A lovely size well designed and appointed contemporary kitchen featuring a bespoke Sigma 3 kitchen. Wall and base units across three walls with contrasting Quartz work surfaces incorporating inset sink and drainer with Quooker mixer tap. Integrated fridge freezer and dishwasher. Integrated Neff microwave and extractor oven with hide and slide door. Induction hob above with glass splashbacks. Integrated

Bosch washing machine and dryer. Fixed shelving above plus built in eye level glass splashbacks. Tiled flooring. Plinth heater. PowerPoints. Spotlights.

## BEDROOM ONE

17' 1" x 11' 8" (5.23max x 3.56m)  
Double glazed uPVC sliding doors, leading to the large private balcony overlooking attractive gardens. Large double bedroom. Carpeted flooring. Built in wardrobes. Pendant light fitting. PowerPoints. Wall mounted electric panel heater. Door to en-suite:

## ENSUITE

Large modern en-suite. Tiled flooring. Fully tiled walls. Walk in mains shower cubicle with glass doors. Wall mounted wash hand basin with mixer tap over. W.C. Shaver point. Heated towel rail. Extractor fan. Spotlights.

## BEDROOM TWO

10' 2" x 15' 11" (3.10m x 4.87max)  
Double glazed uPVC windows to side aspect. Double bedroom. Continuation of laminate effect flooring from the hallway. Built in double door wardrobe. Wall mounted electric storage heater. Pendant light fitting. PowerPoints. Coving.

## BATHROOM

Spacious bathroom. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin. Panelled bath, with hot and cold mixer tap over. W.C. Heated towel rail. Extractor fan. Spotlights.

## BALCONY

Large decked private balcony, with glass surround. External lighting. Accessed from bedroom one overlooking the attractive gardens.

## PARKING

One allocated undercroft parking space. Visitor parking

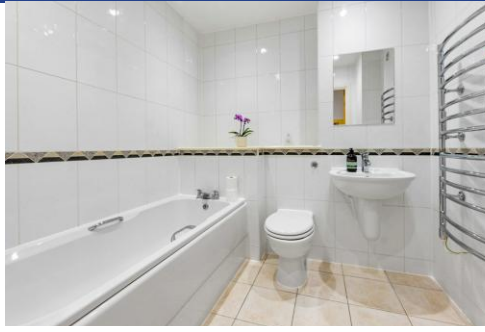
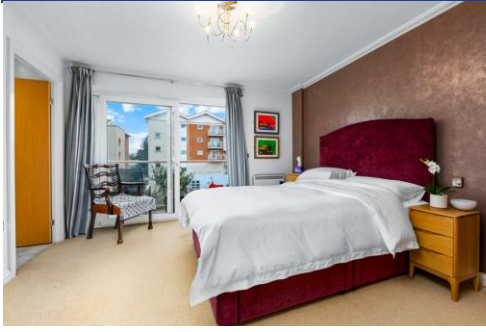
## FACILITIES

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

## TENURE

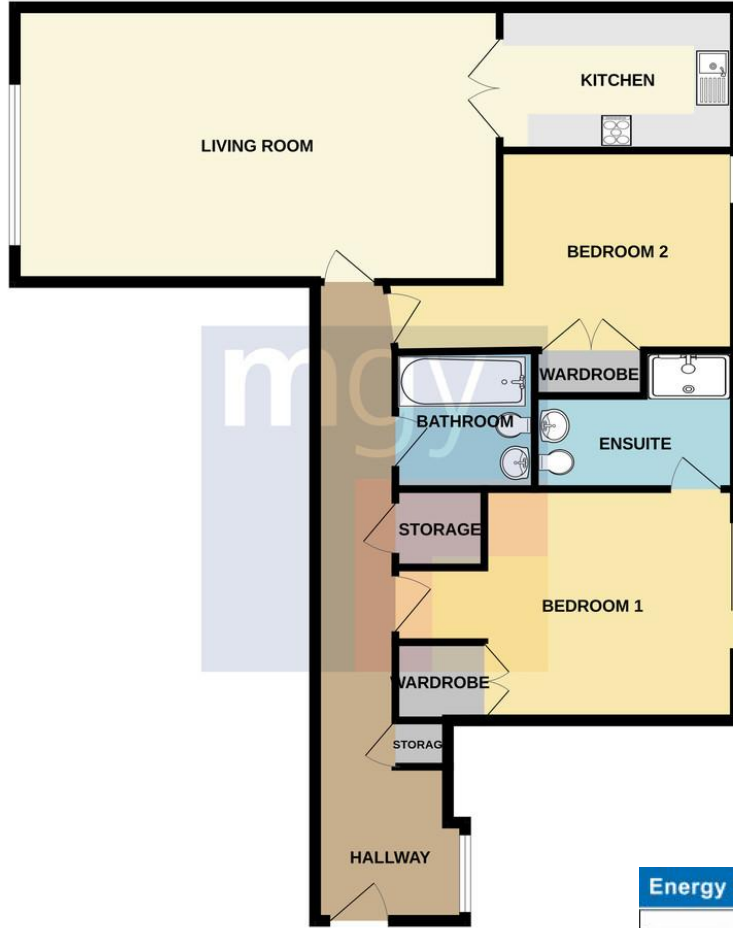
MGY are advised that the property is leasehold, with a term of 999 years from 2003. Service charges of £3,000 per annum approx, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, lift maintenance, annual boiler servicing, maintenance of internal and external communal areas, regular cleaning and refuse disposal, bike storage, an allocated undercroft parking space, visitor parking and parking management. Ground rent £170 per annum.

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GROUND 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>	83	85
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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