

# Taliesin Court,

Century Wharf, Cardiff, CF10 5NJ



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£325,000**



Three Bedroom Town House

3

2

3

1

# Property Description

**\*\*IMMACULATELY PRESENTED TOWN HOUSE\* NO CHAIN\*\*** MGY are proud to present for sale a fantastic three bedroom town house, over four floors. The spacious accommodation comprises of entrance hall, utility room, cloakroom, living room with balcony, modern fitted kitchen, bathroom, master bedroom with en suite and balcony, two further double bedrooms. The property also benefits from double glazing throughout, gas central heating, video entry intercom system, alarm system and a garage with driveway. The development also benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,453 sq ft

Viewing Arrangements  
Strictly by appointment

## LOCATION

Located within the popular and secure gated development of Century Wharf, which is within easy walking distance of both the City Centre and Mermaid Quay.

## ENTRANCE HALL

Entered via front and rear doors. Large spacious hallway. Laminate wood effect flooring. Wall mounted radiator. Door leading to garage, cloakroom and utility room. Spotlights.

## CLOAKROOM

6' 2" x 3' 3" (1.9m x 1m)  
Obscure double glazed uPVC window, to rear aspect. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with dual tap. W.C. Shaver point. Wall mounted radiator. Extractor fan. Spotlights. Wall mounted mirror.

## UTILITY ROOM

9' 1" x 8' 1" (2.79m x 2.47m)  
Double glazed uPVC windows to rear. Tiled flooring. Modern fitted units, with work surfaces incorporating stainless steel sink. Washing machine. Wall mounted gas boiler.

## FIRST FLOOR

Double glazed uPVC entrance door, with stairs leading to ground floor rear. Carpeted flooring. Wall mounted video entry intercom system. Spotlights. Doors leading to living room and kitchen.

## LIVING ROOM

16' 0" x 14' 6" (4.88m x 4.42m)  
Double glazed uPVC windows and patio door, to large decked balcony. Ample natural daylight. Carpeted flooring. TV Aerial point. Telephone point. Two wall mounted radiators. Coving to ceiling.

## BALCONY

Large decked balcony, with glass surround. Accessed from the living room. External lighting.

## KITCHEN

14' 5" x 8' 10" (4.40m x 2.70m)  
Double glazed uPVC door and window, to rear aspect. Tiled flooring. Modern fitted units, with Quartz work surfaces incorporating stainless steel sink. Ample storage. Under unit spotlights. Built in microwave, double oven, four ring electric hob and stainless steel extractor hood over. Integrated fridge freezer and dishwasher. Spotlights. Wall mounted radiator. Extractor fan. Spotlights.

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## SECOND FLOOR

Double glazed uPVC window, to rear aspect. Wall mounted video entry intercom system. Carpeted flooring. Wall mounted radiator. Spotlights. Doors leading to bathroom, bedroom two and three.

## BEDROOM TWO

14' 6" x 9' 1" (4.42m x 2.79m)

Double glazed uPVC windows, to front aspect. Carpeted flooring. Telephone point. TV Aerial point. Wall mounted radiator.

## BEDROOM THREE

14' 5" x 8' 10" (4.41m x 2.71m)

Double glazed uPVC windows, to rear aspect. Carpeted flooring. Telephone point. TV Aerial point. Wall mounted radiator. Spotlights.

## BATHROOM

10' 7" x 6' 4" (3.24m x 1.94m)

Tiled flooring. Fully tiled walls. Panelled bath, with shower over and glass shower screen. Wall mounted wash hand basin. W.C. Wall mounted radiator. Shaver point. Extractor fan. Spotlights.

## THIRD FLOOR

Double glazed uPVC window, to rear aspect. Carpeted flooring. Wall mounted video entry intercom system. Loft access. Door leading to master bedroom and storage cupboard, housing hot water tank. Wall mounted radiator. Spotlights.

## MASTER BEDROOM

24' 11" x 14' 5" (7.62m x 4.40m)

Double glazed uPVC windows and patio doors, to large decked balcony. Exceptionally large master bedroom. Ample natural daylight. Carpeted flooring. Wall mounted video entry intercom system. TV Aerial point. Telephone point. Two wall mounted radiators. Spotlights. Door leading to:-

## EN-SUITE

8' 5" x 6' 6" (2.59m x 1.99m)

Large en-suite. Double glazed uPVC frosted window, to rear aspect. Tiled flooring. Fully tiled walls. Wall mounted wash hand basin., Double shower cubicle. W.C. Wall mounted radiator. Shaver point. Wall mounted mirror. Spotlights.

## BALCONY

Large decked balcony, with glass surround and external lighting. Accessed from the master bedroom.

## PARKING

Garage, driveway and additional visitor parking.

## TENNURE

MGY are advised that the property is leasehold, with a lease of 999 years from 2001. Low service charges of £1200 per annum, which includes onsite concierge and leisure facilities, maintenance of communal grounds, visitor parking and parking management. Ground rent £248 per annum.

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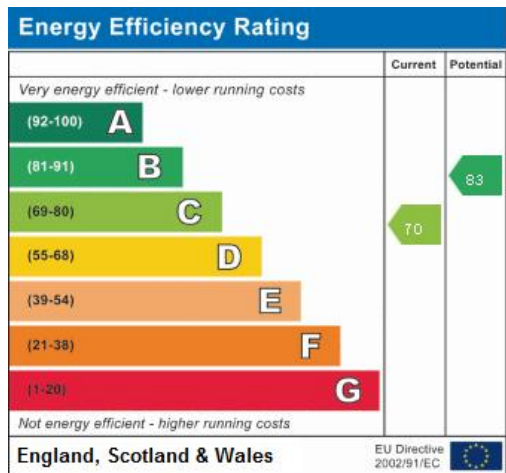
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