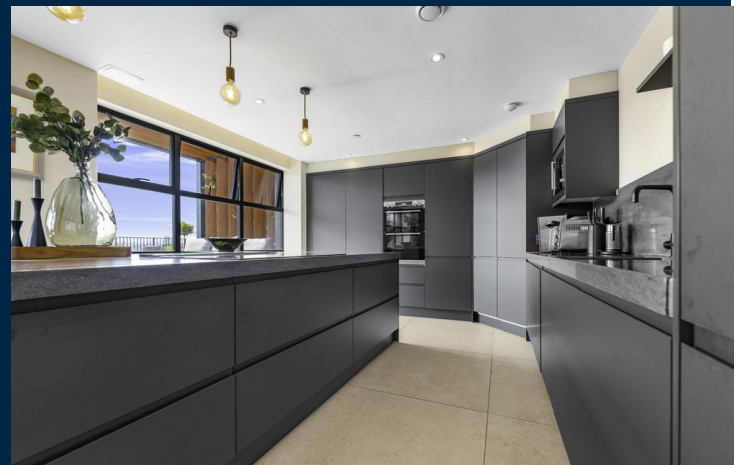
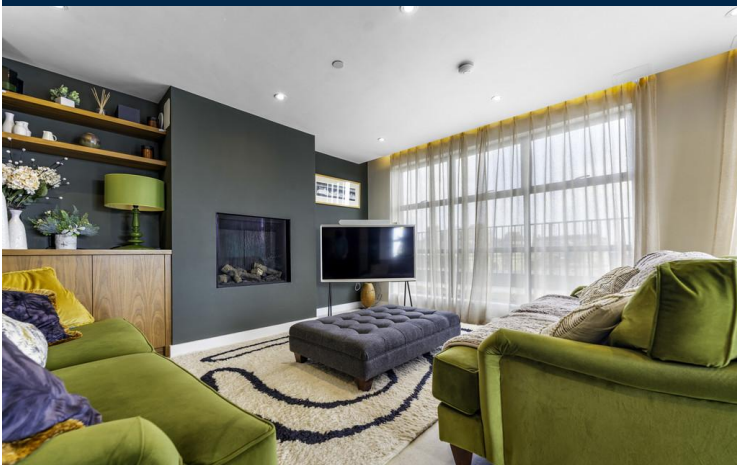




**CASABLANCA**  
MOUNT STUART SQUARE  
CARDIFF CF10 5FQ

ASKING PRICE OF  
**£950,000**



**PENTHOUSE APARTMENT**



**3**



**2**



**2**



**1**

**\*IMPRESSIVE 5TH FLOOR PENTHOUSE APARTMENT IN THE HEART OF CARDIFF BAY\*** MGY are delighted to bring to market this incredible three double bedroom, fifth floor penthouse apartment situated on Mount Stuart Square, Cardiff Bay. The accommodation briefly comprises entrance hallway, open plan lounge/kitchen/diner, three double bedrooms - master ensuite shower room, and bathroom. The property further boasts a spectacular wrap around roof terrace providing stunning views, secure gated and allocated parking, and underfloor heating and double glazing throughout. **\*Viewing highly recommended\***

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: H**

**FLOOR AREA APPROX: 1,464 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via front door leading from communal hallway. LVT flooring. Spotlights. Doors to all rooms and two large storage cupboards - one used as a utility room with space and plumbing for a washing machine and tumble dryer.

#### **LOUNGE/KITCHEN/DINER**

23' 4" x 26' 10" (7.13m x 8.18m)

Porcelain tiled flooring throughout. Spotlights to ceiling with additional hanging pendant lighting to dining and kitchen area. Two alcoves - one with fitted shelving and storage. Large integrated gas fireplace. Modern double-glazed floor to ceiling windows bringing in ample natural light. Double glazed door leading onto impressive wrap around roof terrace. Fitted kitchen with a range of wall, base and drawer units with solid worktops over incorporating inset 1.5 sink with hot and cold tap over, and induction hob with pop up extractor fan. Integrated appliances such as fridge/freezer, washing machine, dishwasher, microwave, oven and grill. Corner cupboard which opens into pantry area. Power points. Central island with solid worktops over and ample storage beneath. Underfloor heating throughout.

#### **MASTER BEDROOM**

11' 2" x 17' 6" (3.41m x 5.35m)

Herringbone LVT flooring. Spotlights to ceiling. Modern fitted wardrobes. Power points. Modern double glazed windows and double glazed door leading to rooftop terrace. Underfloor heating. Door leading to ensuite shower room.

#### **ENSUITE**

6' 2" x 9' 9" (1.90m x 2.99m)

Tiled flooring and partially tiled walls. Walk in shower cubicle with mains powered drench shower over and additional handheld attachment. Floor to ceiling glass shower screen. WC. Vanity wash hand basin with mixer tap over and storage beneath. Black heated towel rail. Double glazed obscure window. Spotlights. Extractor fan. Shaver point. Wall mounted LED mirror.

#### **BEDROOM TWO**

16' 6" x 14' 0" (5.04m x 4.28m)

Tiled flooring. Spotlights to ceiling. Power points. Modern double-glazed windows providing ample natural light and views onto rooftop terrace and beyond. Double glazed door providing access to terrace. Door leading to walk in wardrobe / storage cupboard. Underfloor heating.

#### **BEDROOM THREE**

10' 9" x 10' 2" (3.29m x 3.10m)

LVT flooring with underfloor heating. Double glazed window. Spotlights. Power points. TV point.

#### **BATHROOM**

6' 0" x 6' 11" (1.83m x 2.11m)

Tiled flooring and partially tiled walls. White three-piece-suite comprising WC, vanity wash hand basin with mixer tap over and storage beneath and oversized double ended bath with hot and cold tap over and shower above with additional handheld shower attachment. Chrome heated towel rail. Shaver point. Electric opening roof light. Extractor fan.



# CASABLANCA, MOUNT STUART SQUARE, CARDIFF CF10 5FQ

## OUTSIDE

Roof Terrace - 1200sq ft, South facing, wrap around roof terrace with access from bedroom two, lounge/kitchen/diner and master bedroom. Outside electrics and lighting.

Pergola. Electric points. Hot tub. Impressive views over Cardiff Bay and Penarth. 500 sq ft east facing side terrace with views over Mount Stuart Square with storage shed. Fully mature planters, trees and lawn. 8kw solar panels.

Parking - Secure gated undercroft parking with two parking spaces.

## TENURE

MGY are advised that this property is LEASEHOLD with 250 years remaining on the lease.

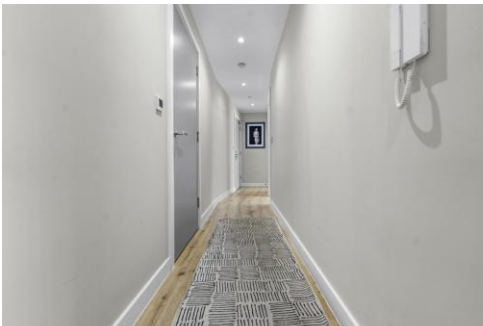
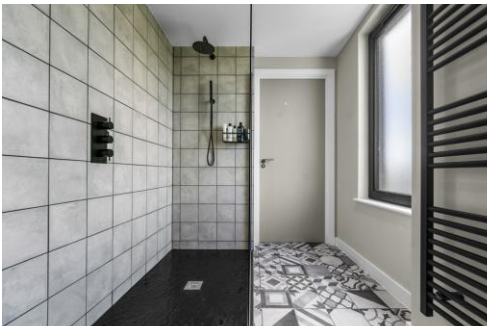
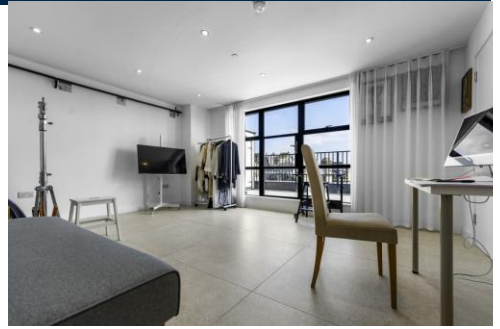
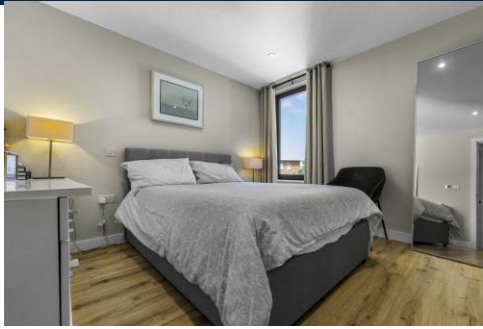
Service Charges are approx. £2000 per annum.

Ground Rent - Peppercom



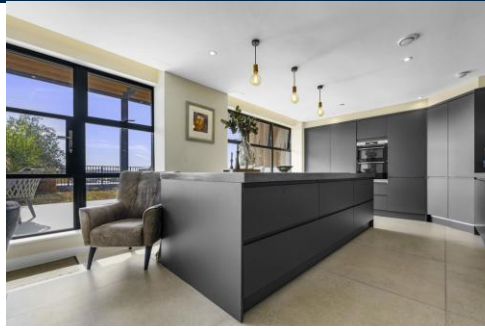


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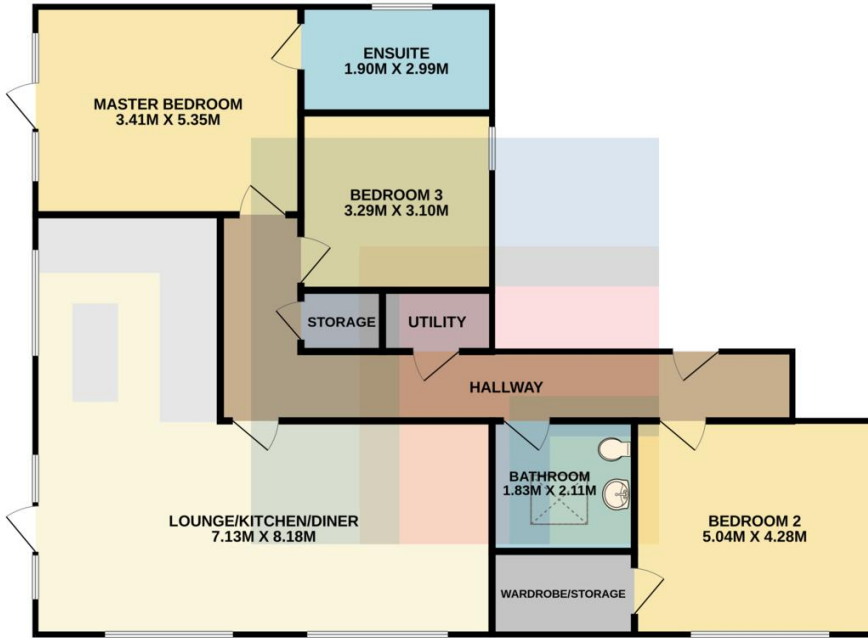


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# CASABLANCA, MOUNT STUART SQUARE, CARDIFF CF10 5FQ

## FIFTH 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**CARDIFF 029 2046 5466**

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



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