



**TALIESIN COURT  
CENTURY WHARF  
CARDIFF CF10 5NJ**

ASKING PRICE OF  
**£315,000**



**THREE BEDROOM TOWN HOUSE**



**3**



**3**



**3**



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**\*\*RARELY AVAILABLE\* STYLISH FOUR STOREY TOWN HOUSE IN CENTURY WHARF, CARDIFF BAY\* NO CHAIN\*\*** MGY are delighted to bring to market this three bedroom, four storey townhouse situated within the popular and gated development of Century Wharf, which offers 24 hour concierge and onsite leisure facilities. This development offers a fantastic location within close proximity to Mermaid Quay and the City Centre. The accommodation is split over four floors and briefly comprises; entrance hallway, utility room, downstairs W.C, kitchen, living room with balcony, bathroom, three double bedrooms - master with en-suite and balcony. The property further benefits from having a driveway and integral garage, gas central heating and double glazing throughout. No chain.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 1,496 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via double glazed uPVC door with obscure glass. Spacious entrance hall. Laminate flooring. Radiator. Double glazed obscure door leading out to rear. Door leading to garage. Under stairs storage space. Spotlights. Carpeted stairs rising to first floor.

#### **DOWNSTAIRS WC**

3' 9" x 5' 11" (1.15m x 1.81m)  
WC. Wash hand basin. Radiator. Tiled flooring and walls. Pendant light fitting.

#### **UTILITY ROOM**

11' 1" x 8' 3" (3.40m x 2.53m)  
Double glazed window to rear aspect. Wall mounted boiler. Space and plumbing for washing machine. Wall and base units with worktops over incorporating stainless steel sink and drainer with mixer tap over. Tiled flooring. Power points.

#### **INTEGRAL GARAGE**

9' 0" x 17' 1" (2.76m x 5.21m)  
Large single garage with up and over door. Power and light. Additional access from the entrance hall.

#### **FIRST FLOOR**

Carpet to floor. Wall mounted video entry system. Spotlights. Doors leading to kitchen and lounge.

#### **LIVING ROOM**

15' 0" x 15' 4" (4.58m x 4.68m)  
Double glazed uPVC windows with additional double glazed patio doors leading to large decked balcony. Ample natural daylight. Laminate flooring. Power points. TV and telephone point. Two radiators.

#### **BALCONY**

Large decked balcony with ample sun and glass surround. External lighting. Accessed from the living room.

#### **KITCHEN**

11' 0" x 9' 5" (3.36m x 2.88m)  
Tiled flooring. Wall, base and drawer units with worktops over incorporating four ring electric hob with extractor above, and stainless steel 1.5 sink and drainer with mixer tap over. Integrated appliances such as dishwasher, fridge/freezer, microwave and oven/grill. Double glazed uPVC window to rear aspect with fitted blinds. Spotlights. Power points.

#### **SECOND FLOOR**

Wall mounted video entry system. Carpet to floor. Radiator. Spotlights. Doors leading to bathroom and two bedrooms.

#### **BATHROOM**

8' 11" x 5' 9" (2.74m x 1.77m)  
Tiled flooring and walls. Spotlights. Three-piece suite comprising wall mounted wash hand basin with mixer tap over, WC, and panelled bath with mains powered shower over. Radiator.

#### **BEDROOM TWO**

9' 11" x 15' 6" (3.03m x 4.73m)  
Double glazed uPVC window to front aspect. Spacious double bedroom. Carpet to floor. TV and telephone point. Power points. Radiator.

#### **BEDROOM THREE**

10' 10" x 8' 6" (3.31m x 2.60m)  
Double glazed uPVC window to rear aspect. Spacious double bedroom. Carpet to floor. Spotlights. Radiator. TV and telephone point.

#### **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.



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## MASTER BEDROOM

16' 0" x 22' 9" (4.90m x 6.94m)

Large master bedroom. Double glazed uPVC window and patio doors leading to large decked balcony. Ample natural daylight. Carpet to floor. Fitted floor to ceiling wardrobes. Wall mounted video entry system. TV and telephone point. Two radiators. Spotlights. Door leading to :-

## ENSUITE

5' 10" x 9' 7" (1.80m x 2.94m)

Double glazed obscure uPVC window to rear aspect. Tiled flooring and walls. Wall mounted wash hand basin. Double shower cubicle with mains powered shower over. Shaver point. Wall mounted mirror. Spotlights.

## BALCONY

Large decked balcony with ample sun. Sheltered with glass surround. External lighting. Accessed from master bedroom.

## INTEGRAL GARAGE

Single garage. Internal access from entrance hall.

## PARKING

Driveway & visitor parking.

## FACILITIES

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

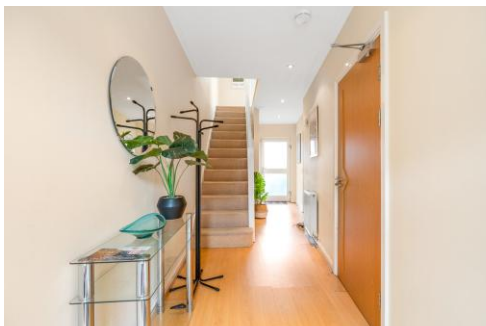
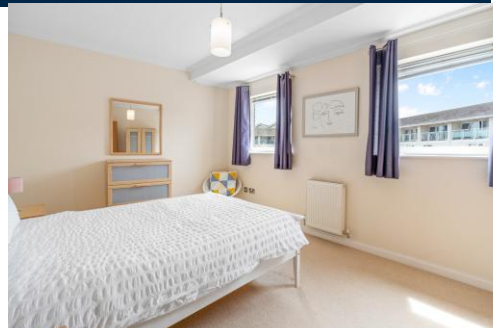
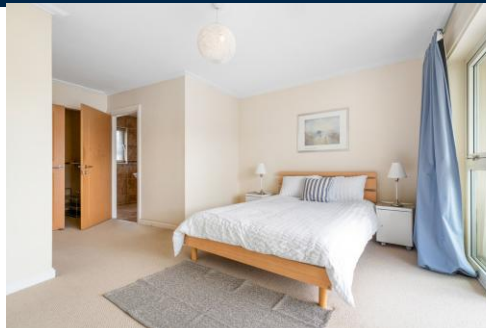
## TENURE

MGY are advised that the property is leasehold with a lease length of 999 years from 2001. Low service charges of £1,414.70 per annum which includes onsite concierge and leisure facilities, maintenance of communal grounds, visitor parking and parking management. Ground rent £136.30 per annum.





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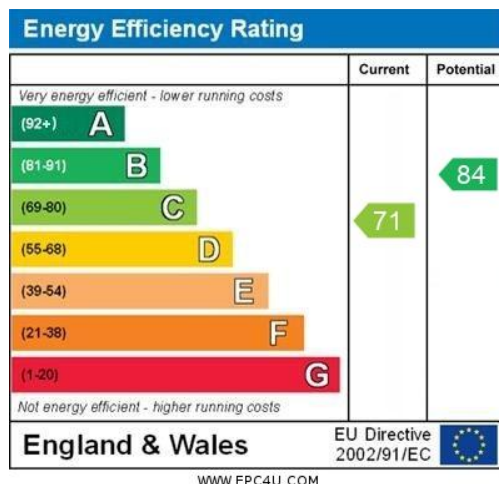




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CARDIFF 029 2046 5466

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