



FARO HOUSE
TALIESIN COURT
CENTURY WHARF CF10 5NH

ASKING PRICE OF
£245,000



ELEVATED GROUND FLOOR APARTMENT



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IMMACULATELY PRESENTED, TWO BEDROOM APARTMENT* NO CHAIN* MGY are delighted to bring to market this two double bedroom, elevated ground floor apartment situated within the popular development of Century Wharf, Cardiff Bay. The accommodation briefly comprises entrance hallway, lounge/diner, kitchen, two double bedrooms - master ensuite shower room, and bathroom. The property further benefits from double glazing throughout, electric heating, security video entry intercom system and an allocated 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. Ideal first-time purchase. EWS1 form in place. Viewing highly recommended.

ENTRANCE HALL

Entered via wooden front door with security spy hole, leading from communal hallway. Spacious hall. Wall mounted video entry intercom system. Laminate wood effect flooring. Wall mounted electric heater. Power points. Doors leading to all rooms and two storage cupboards, one housing hot water tank. Spotlights.

LIVING ROOM

22' 5" x 15' 9" (6.85m x 4.82m)
Laminate flooring. Pendant light fittings. Power points. TV and telephone point. Double glazed uPVC door opening onto terrace. Door to kitchen.

KITCHEN

11' 6" x 6' 10" (3.52m x 2.10m)
Tiled flooring. Fitted kitchen with a range of wall, base and drawer units with worktops over incorporating stainless steel sink and drainer with mixer tap over and four ring electric hob with extractor above and oven beneath. Space for appliances such as washing machine and fridge/freezer. Spotlights. Extractor. Power points. Integrated dishwasher.

TERRACE

24' 0" x 14' 5" (7.32m x 4.40m)
Exceptionally large paved terrace. External lighting. Accessed from the living room.

MASTER BEDROOM

16' 6" x 13' 2" (5.05m x 4.03m)
Laminate flooring. Pendant light fitting. Power points. Wall mounted electric heater. Two obscure double glazed uPVC windows. Fitted wardrobes. Door to ensuite.

TENURE: LEASEHOLD

COUNCIL TAX BAND: E

FLOOR AREA APPROX: 829 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

EN-SUITE

6' 11" x 4' 8" (2.12m x 1.44m)
Tiled flooring and walls. Walk in shower cubicle with mains powered shower over and additional handheld attachment. Extractor. WC. Wall mounted wash hand basin with mixer taps over. Heated towel rail. Spotlights. Shaver points.

BEDROOM TWO

11' 8" x 9' 2" (3.56m x 2.80m)
Laminate flooring. Pendant light fitting. Power points. Wall mounted electric heater. Obscure double glazed uPVC window. Fitted wardrobes.

BATHROOM

7' 1" x 6' 5" (2.17m x 1.98m)
Tiled flooring and walls. Spotlights. Extractor. Chrome heated towel rail. White three-piece-suite comprising WC, wall mounted wash hand basin with mixer taps over and panelled bath with hot and cold tap over. Shaver point.

PARKING

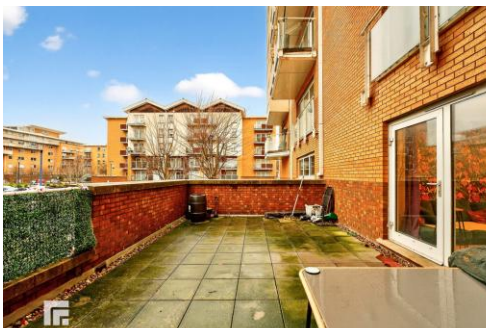
One allocated parking space. Visitor parking.

TENURE

MGY are advised that the property is leasehold with a term of 999 years from 2001. Service charges of £3439.78 per annum, 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, reserve fund contribution, bike storage, an allocated parking space, visitor parking and parking management. Ground rent £184.66 per annum.

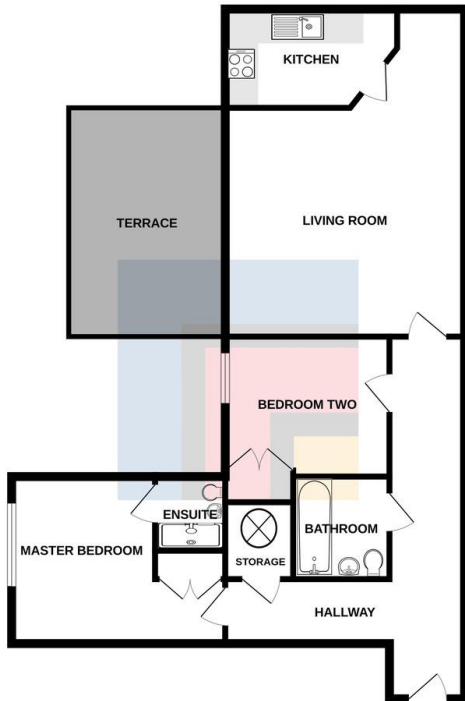


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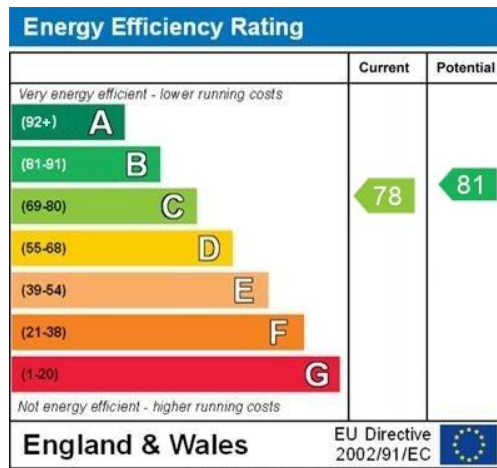


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ELEVATED GROUND FLOOR



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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CARDIFF 029 2046 5466

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



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