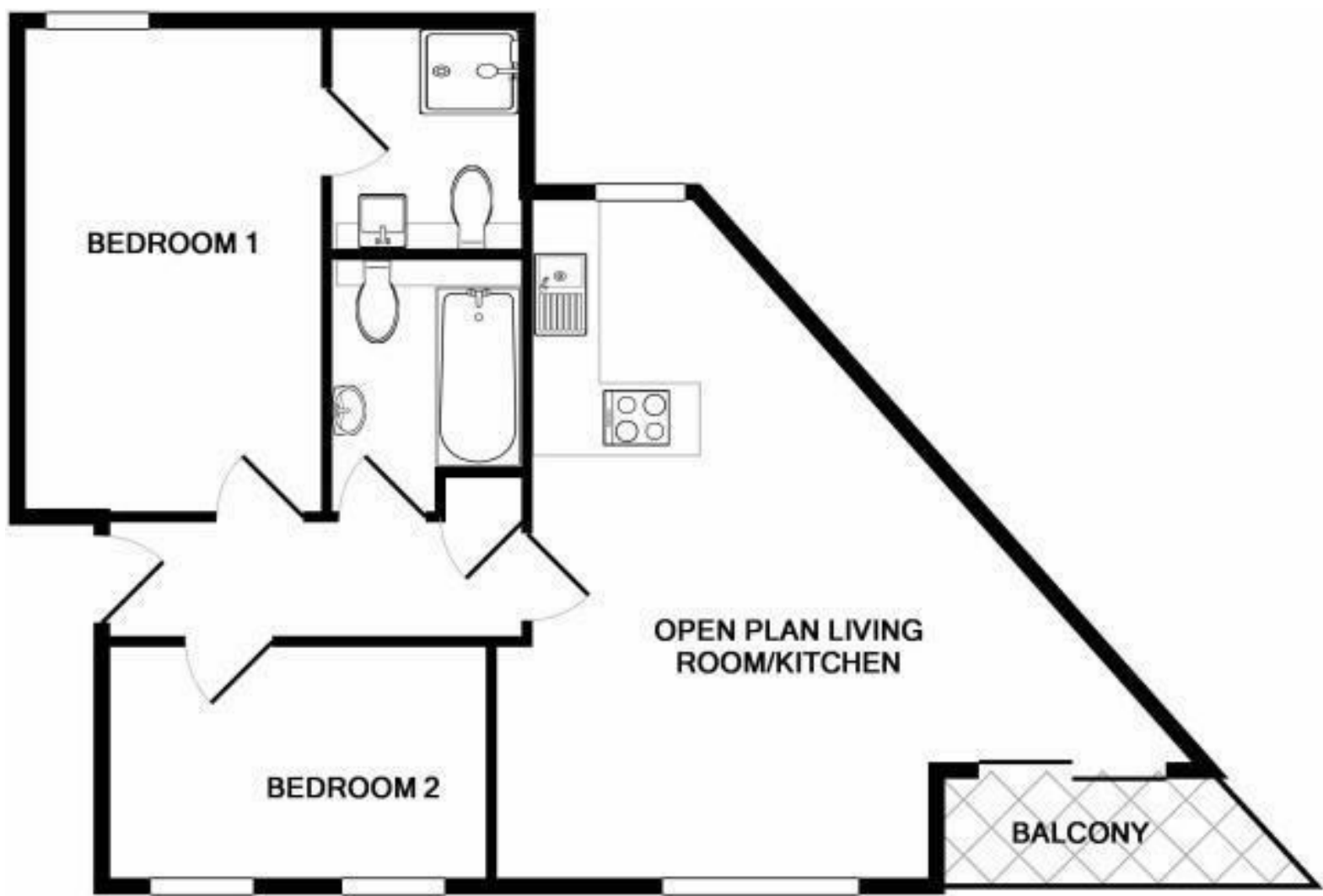




Empire Way

2 Bedrooms - Cardiff - CF11 0JW - £215,000 Leasehold



Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Virtual Reality & 3D Scaled models of all of our properties for sale.
You can even walk around them on our website

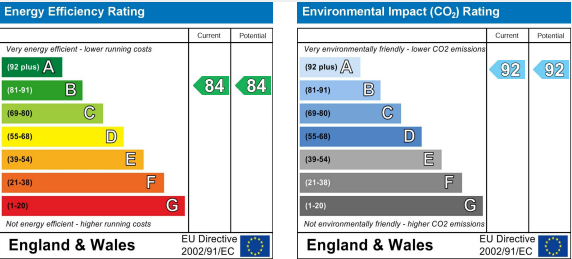


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Pontcanna, Cardiff
CF11 9PP
- Roath**
38 Wellfield Road
Roath, Cardiff
CF24 3PB
- Llanishen**
54 Station Road
Llanishen, Cardiff
CF14 5LU
- Cathays**
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Hall

Entry phone system, radiator, storage cupboard

Kitchen Living Room

7.70m x 6.7m (25'3" x 21'11")

Lovely open plan space with floor to ceiling double glazed window and door to balcony, radiators, space for seating and dining, Lovely contemporary kitchen with matching wall and base units, sink and drainer unit, built in oven and hob, extractor hood, integrated fridge freezer, dishwasher and Siemens coffee machine, inset ceiling spotlights, breakfast bar

Balcony

Glass balustrade, artificial turf flooring, space for seating

Bedroom 1

4.75m x 2.72m (15'7" x 8'11")

carpeted floor, radiator, Double glazed window, door to

Ensuite

Modern fitted shower room, walk in shower cubicle with fitted shower, low level toilet, wash hand basin, heated towel rail, fully tiled walls and floor

Bedroom 2

3.86m x 2.51m (12'7" x 8'2")

Carpeted floor, radiator, double glazed window

Bathroom

Modern fitted bathroom with bath tube, low level toilet, wash hand basin, fully tiled floor and walls, heated towel rail

Tenure

Leasehold, with a 999 year lease from 2015 but this is to be confirmed by your solicitor

Parking

Allocated space and visitors spaces in car park on site

Service charge

We have been informed in the region of £2,368 a year which includes maintenance of

communal areas, Lifts, hall and car park, building insurance, heating,





Fantastic Bay Living!
Offered to market is this stunning and immaculate presented 2 DOUBLE BEDROOM apartment for sale. Boasting a contemporary finish through out with tiled floors, floor to ceiling windows and fantastic open plan kitchen diner, complete with fitted appliances & breakfast bar. Further benefiting from a master ensuite shower room, bathroom and balcony with bay Views & space for entertaining. The property is located in the popular Empire Way development in Cardiff Bay, within close walking distance to local shops, restaurants and bars in Penarth marina and Cardiff Bay. This property would make an ideal home for professionals or buy to let. Property currently tenanted until March 2022. Outside you have allocated parking and visitor parking.

- 2 x double bedrooms
- Ensuite
- Balcony
- Great Rental
- Parking

818.00 sq ft

