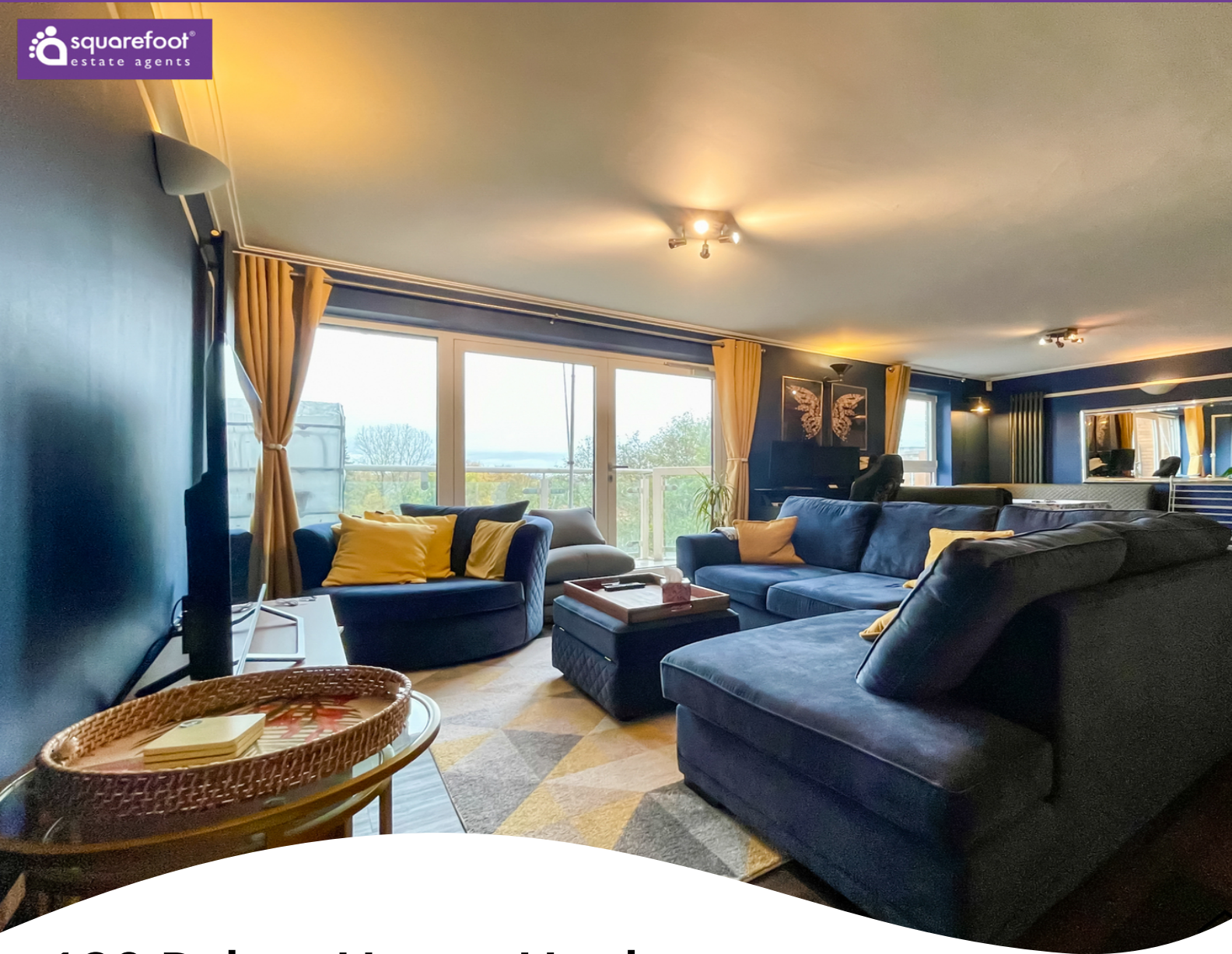


FOR SALE

£290,000 Leasehold



120 Palma House Heol Tredwen, Cardiff, South Glamorgan. CF10 5AX

- RIVER VIEWS FROM LIVING ROOM
- LEISURE FACILITIES ON SITE
- CONCIERGE OFFICE
- TWO BEDROOM APARTMENT
- GREAT CARDIFF LOCATION
- NO ONGOING CHAIN



Squarefoot Letting Agency
198, Cowbridge Road East, Cardiff, CF5 1GX

02920 990088
tara@squarefootagents.co.uk



PROPERTY DESCRIPTION

New to the Market!

Squarefoot Estate Agents are proud to offer for sale this stunning two-bedroom apartment on the sought-after Century Wharf development minutes away from Cardiff Bay's Mermaid Quay and Cardiff City Centre. With access to amazing restaurants, bars, cafés and entertainment spots, you'll be in the best place to upgrade your social scene. It is also 15 minutes away from Cardiff Central Train Station making those early morning commutes quick and easy.

On the development, residents have access to a leisure suite including gymnasium, pool and sauna. There is a 24-hour concierge office with controlled access entry systems, making security imperative. The site is well-maintained across all seasons and the development is managed by a great team who see to all enquiries promptly.

The apartment is situated in Palma House, which is one of the only buildings on the development that mainly includes long-term residents. The property also includes an allocated undercroft parking space and a visitor parking permit for use on the development.

The stunning apartment briefly compromises of a great double bedroom, luxury 3-piece bathroom, larger double bedroom with built-in storage and modern ensuite. The hallway also leads, through glamorous double doors, to the spacious lounge and dining area which is modern and stylish reflecting the rest of the property. In here, you have access to the great-sized separate kitchen, through another set of double doors, and a private balcony overlooking fabulous river views. Just imagine having your morning coffee with lovely water views, even on these frosty winter mornings.

Virtual Tour available upon request.



ROOM DESCRIPTIONS

ALL OVER ONE FLOOR

BEDROOM ONE

3.40m x 4.32m (11' 2" x 14' 2")

Currently decorated with navy and grey walls and grey carpets. Heater to wall, built-in storage.

BATHROOM

2.10m x 2.21m (6' 11" x 7' 3")

Very modern design. Marble tile throughout. Shower over bath, with glass screen, wall-hung w/c, hand basin all with black accents.

ENSUITE

2.09m x 2.85m (6' 10" x 9' 4")

Very modern design. Marble tile throughout. Shower over bath, with glass screen, wall-hung w/c, hand basin all with black accents. Storage cupboard.

MASTER BEDROOM

4.68m x 4.73m (15' 4" x 15' 6")

Currently decorated with navy and grey walls and grey carpets. Heater to wall, built-in storage unit.

BALCONY

1.50m x 3.50m (4' 11" x 11' 6")

Tiled with space for furniture such as table and chairs.

LOUNGE

4.62m x 7.32m (15' 2" x 24' 0")

Currently decorated with navy walls and laminate flooring. Stylish upright radiators to wall. Frosted glass feature next to double door leading to hallway. Double door leading to separate kitchen. Floor to ceiling French doors which give access to balcony. Two separate light fittings and sconces to wall.

Currently furnished with large corner sofa, separate arm chair, stool, TV unit, desk with chair and spacious dining table booth.

KITCHEN

3.20m x 3.34m (10' 6" x 10' 11")

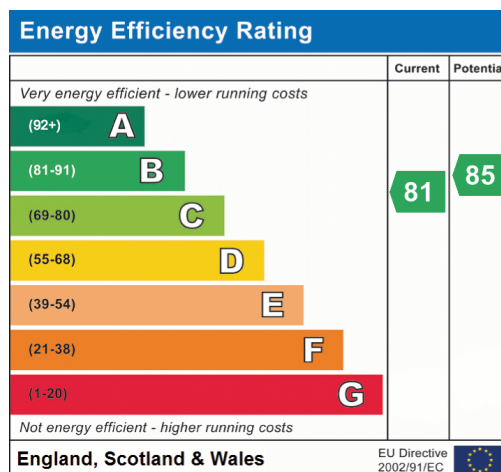
U-shaped kitchen with plenty of base and eye level cabinets. Integrated electric appliances. Currently has a large American-style fridge/freezer. Blue tiles to walls, LVT to floors. Light coloured wooden cabinets.



Ground Floor



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission, or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Digiprop.



South Wales
 198, Cowbridge Road East, Cardiff, CF5 1GX
 02920 990088
 tara@squarefootagents.co.uk