

FOR SALE

£250,000



73 Heol Tredwen, Cardiff, South Glamorgan. CF10 5AX

- TWO BEDROOM APARTMENT
- BALCONY AREA
- PARKING SPACE
- FURNITURE INCLUDED IN SALE
- NO ONGOING CHAIN
- LEISURE FACILITIES ON SITE



PROPERTY DESCRIPTION

New to the market!

Exclusive to Squarefoot, we are pleased to offer for sale this modern ground floor apartment in the highly sought-after Century Wharf development; a gated complex with concierge service and onsite leisure facilities. The property offers a private parking space and covers one floor. The apartment briefly compromises of two double bedrooms, one with an en-suite, the second with a balcony space, family bathroom, spacious open-plan reception room and kitchen.

Century Wharf is within minutes walking distance to Mermaid Quay and all its attractions including the Millennium Centre and bars and restaurants. It is also a short walk to Cardiff City Centre. Don't miss out the chance to view this highly desirable property!

The property is to be sold with vacant possession, all furniture and with no ongoing chain, which would make an ideal investment or first time buyer property. Investors can look to expect around £1300 pcm.



ROOM DESCRIPTIONS

GROUND FLOOR

HALLWAY

3' 10" x 18' 3" (1.17m x 5.56m)

Leads to all rooms. Laminate flooring throughout, radiator to wall. White walls.

BEDROOM ONE

11' 0" x 12' 0" (3.35m x 3.66m)

Grey carpet throughout and white walls with an accent grey wall behind bed. Spacious built-in wardrobe, two radiators to wall and double window. Furniture includes storage unit, two side tables with lamps, double bed, lamp shade and curtain.

ENSUITE

3' 5" x 6' 3" (1.04m x 1.91m)

3-piece suite including wall mounted basin and w/c and shower cubicle. Mirrored cabinet to wall. Neutral tiles to walls and floors.

BATHROOM

6' 4" x 7' 5" (1.93m x 2.26m)

4-piece family style bathroom with shower over bath, wall mounted w/c and wash basin. Grey tiles to floor and neutral tiles to wall, with mirror and towel heater to wall.

BEDROOM TWO

9' 7" x 13' 0" (2.92m x 3.96m)

Grey carpet throughout and white walls with an accent grey wall behind bed. Spacious built-in wardrobe, radiator to wall and French door with access to private balcony. Furniture includes storage unit, two side tables with lamps, double bed, lamp shade and curtain.

BALCONY

5' 0" x 15' 0" (1.52m x 4.57m)

Decked area with table and two chairs. Overlooking Century Wharf development.

STORAGE

5' 8" x 5' 10" (1.73m x 1.78m)

Grey carpet throughout and white walls with an accent grey wall behind bed. Spacious and houses the fuse boxes. Furniture includes iron, ironing board and dryer.

KITCHEN/ LIVING AREA

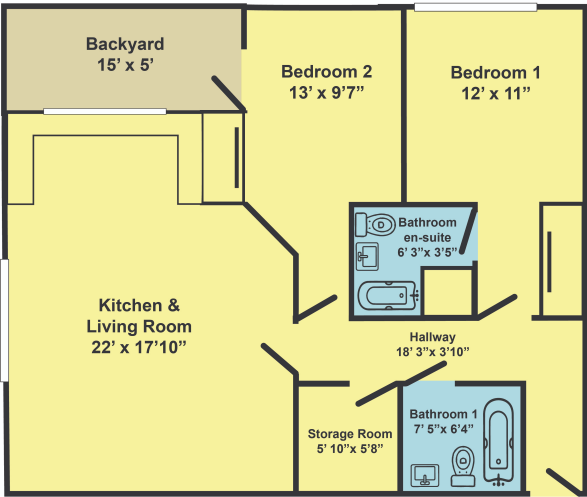
17' 10" x 22' 0" (5.44m x 6.71m)

Laminate flooring carried through from the hallway with white walls throughout. Two radiators to walls, two double windows and mirror to wall. Light fitting over reception area.

Furniture to include, two grey fabric sofas, carpet, glass coffee table and TV unit, glass dining table and six grey dining chairs.

Modern U-shaped kitchen with plenty of base and eye level storage. Cream units with wooden countertop. Integrated oven, electric hob and cooker hood. Fridge/freezer, washer/dryer and dishwasher included. Spotlights overhead.





Ground Floor

The floor plan is only for illustrative purpose and is not to scale.
Measurements of rooms, door, windows, and any items are approximate and no responsibility is taken for an error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items.
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