

FOR SALE

£199,000 Leasehold



57 Quayside Bute Crescent, Cardiff. CF10 5BX

- GREAT CARDIFF BAY LOCATION
- STYLISH APARTMENT
- FOURTH FLOOR
- TWO DOUBLE BEDROOMS
- TWO BATHROOMS
- COMMUNAL GARDENS
- SECURE BUILDING
- COUNCIL TAX BAND F
- NO PARKING AVAILABLE



PROPERTY DESCRIPTION

Investment Opportunity let for £1150, achieving 6.7% annual yield.

No Chain

Squarefoot are pleased to offer for sale this beautiful two-bedroom Quayside apartment. The property is situated directly opposite the Wales Millennium Centre making the location ideal for the surrounding restaurants and bars of Mermaid Quay, local shops and amenities, plus public transport links to the city centre and M4.

This apartment briefly compromises of hallway leading to all rooms, large open plan living space, two good sized double bedrooms including one en-suite and another larger bathroom. The property comes complete with integrated appliances in the modern kitchen to include fridge/freezer, washer/dryer, dishwasher with ceramic hob and built under electric oven.

Further benefits include a private balcony with views overlooking the Millennium Centre. The apartment block has controlled access and communal gardens which is accessible via the first floor and can be enjoyed by all residents.

Please note that there is NO PARKING with this property, it is to be sold furnished and it is currently tenanted until January 2026.

Video walk through available.

This property is subject to ESW1 works that are ongoing. Interested parties are advised to check with their lenders before arranging to view. Please call or email to speak with our agents about the current status of work.



ROOM DESCRIPTIONS

ALL OVER ONE FLOOR

Entrance Hallway

Spacious hallway laid to laminate with wall mounted electric heater, telecom system, door to large cupboard housing water tank and doors to all rooms.

Lounge

Living space laid to laminate with wall mounted electric heater, huge double glazed window and door leading to a small balcony. Furniture includes two 2 seater sofas, coffee table and tv unit. Open plan to;

Kitchen/Diner

Modern fully fitted kitchen comprises base and eye level units with contrasting worktops and stainless steel sink with mixer tap. Appliances include electric oven and hob with stainless steel extractor hood above, fridge/freezer, washer/dryer and dishwasher. Laminate flooring and spotlights to ceiling. Glass dining table with 4 chairs.

Bedroom One

Larger than average double bedroom laid to carpet with wall mounted electric heater, built-in full length wardrobes, large double glazed window and door to;

En-Suite

Modern suite comprising w.c., wash hand basin and double shower cubicle. Tiled floors, part tiles walls, shaver point and chrome ladder style heated towel rail.

Bedroom Two

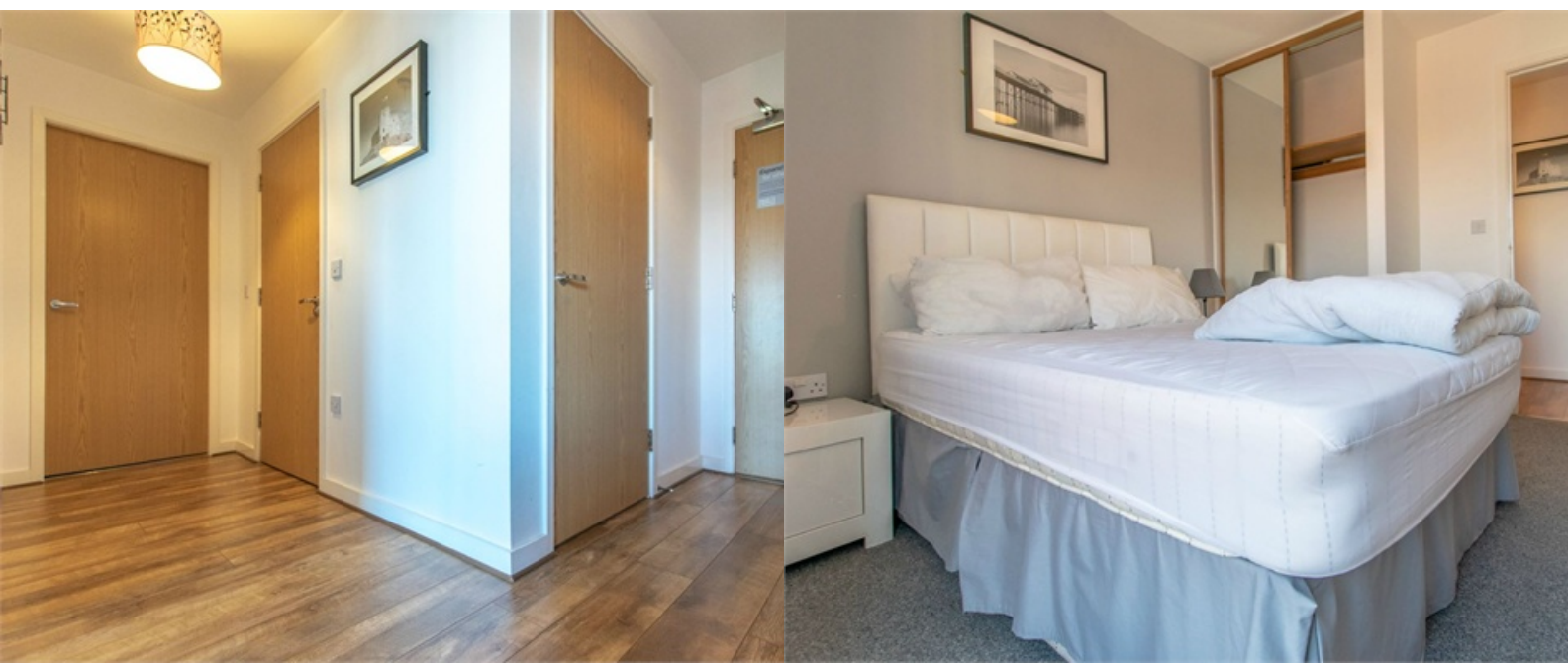
Double bedroom laid to carpet with wall mounted electric heater, built-in full length wardrobes and large double glazed window.

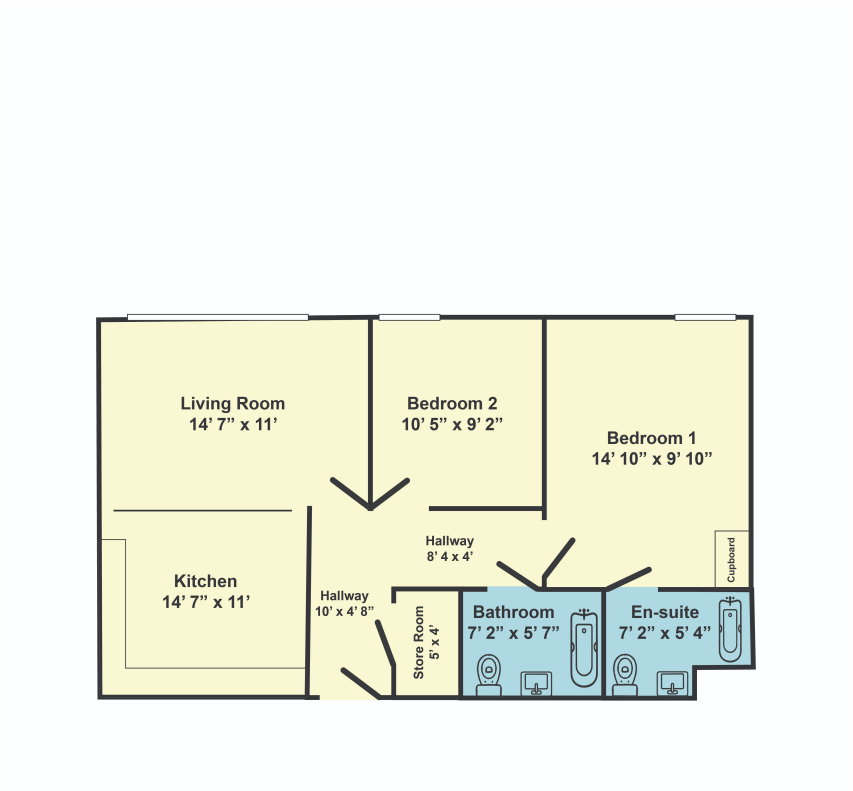
Bathroom

Modern white bathroom suite complete with w.c, wash hand basin and bath with shower over. Tiled floors, part tiles walls, shaver point and chrome ladder style heated towel rail.

Communal Garden

Communal garden to the first floor with seating and designated smoking area.





Floor plan

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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