



113 Hansen Court, Heol Glan Rheidol, Cardiff, South Glamorgan. CF10 5NY

- NEW INSTRUCTION
- INVESTMENT OPPORTUNITY
- OCCUPATION CONTRACT IN PLACE
- THIRD FLOOR APARTMENT
- TO BE SOLD WITH FURNITURE
- RIVER VIEWS
- ENERGY RATING B
- CONCIERGE AND LEISURE FACILITIES ON SITE
- ESW1 IN PLACE



PROPERTY DESCRIPTION

NEW TO THE MARKET. Squarefoot are pleased to offer for sale this well presented one bed property on the third floor located within the popular gated community of Century Wharf. The property offers river views from both the living and bedroom areas, a good size kitchen and bathroom, plus one allocated parking space.

Century Wharf offers on site concierge and leisure facilities , and is within convenient distance from both the City Centre and Cardiff Bay.

The property is to be sold with furniture and with no ongoing chain and as the property is currently occupied, this would make an ideal investment property. The required EWS1 certificate is in place.



ROOM DESCRIPTIONS

ENTRANCE HALLWAY

Spacious area that gives access to all rooms. Offers two storage cupboards. Intercom unit to wall .

LIVING/DINING /KITCHEN AREA

Good size room, with large picture window offering river views. Kitchen area offers a good selection of wall and base units in a pale cream colour, with in built appliance and free standing fridge freezer. Tiled flooring area. All furniture to remain .

BEDROOM

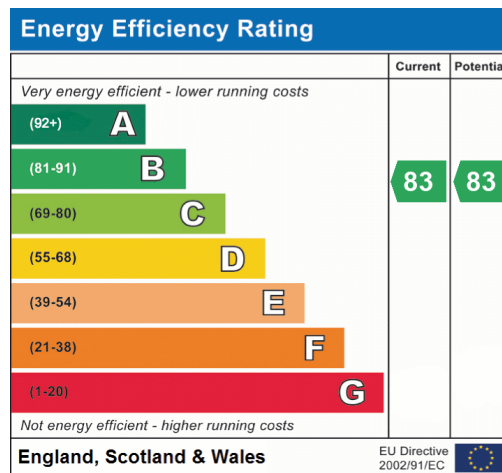
Good size bedroom, with window overlooking the river. Double built in wardrobe, chest of drawers, beside cabinet and bed all to remain . Carpet to floor. Electric wall heater .

BATHROOM

Good size bathroom, with tiles to floor and walls. WC, sink and bath, with shower over . Towel rail to wall.

ALL OVER ONE FLOOR





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