

Havannah Street

CARDIFF, CF10 5SF

GUIDE PRICE £150,000

**Hern &
Crabtree**



Havannah Street

A Stylish One-Bedroom Apartment in the Heart of Cardiff Bay.

This beautifully presented one-bedroom apartment offers an inviting blend of comfort, convenience and contemporary city living. Perfectly placed for enjoying the best of Cardiff Bay and the city centre, it provides an ideal base for first-time buyers, professionals or those seeking a reliable investment in one of Cardiff's most vibrant neighbourhoods.

The property welcomes you into a bright, well-proportioned reception room, offering ample space to relax, unwind or entertain with ease. Thoughtfully designed, the layout flows effortlessly and makes the most of natural light. The double bedroom provides a calm and restful retreat, while the modern bathroom is finished with clean, stylish fittings to enhance everyday comfort.

Enjoy immediate access to the Bay's celebrated waterfront, its cafés, restaurants and cultural venues, as well as excellent transport links into the city centre and beyond. Everyday amenities are just moments from your door.

Combining a sought-after location with practical, well-considered living space, this lovely apartment represents a superb opportunity—whether you're stepping onto the property ladder or looking to add a strong performer to your rental portfolio. Early viewing is highly recommended.



487.00 sq ft

Hallway

Enter via a communal hallway. Tiled flooring. Telephone intercom. Fitted storage cupboard with concealed hot water tank.

Kitchen

Wall and base units with worktops over and upstands. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring electric hob with stainless steel splashback and cooker hood over. Integrated oven. Integrated slimline dishwasher. Space for fridge freezer. Wooden laminate flooring.

Lounge/Diner

Double glazed windows. Double glazed sliding doors leading to the balcony. Wooden laminate flooring.

Bedroom

Double glazed windows. Wooden laminate flooring.

Bathroom

W/C and wash hand basin. Vanity unit. Bath with Fitted shower over. Tiled flooring. Vinyl flooring. Heated towel rail. Extractor fan. Shaver point.

Balcony

Views overlooking cardiff bay. Paved patio. Steel balustrade.

Additional Information

Heated skirting boards throughout. Council Tax Band F (Cardiff). EPC rating TBC.

Tenure

Leasehold. years from with years remaining. Annual ground rent £. Annual service & maintenance charges £.

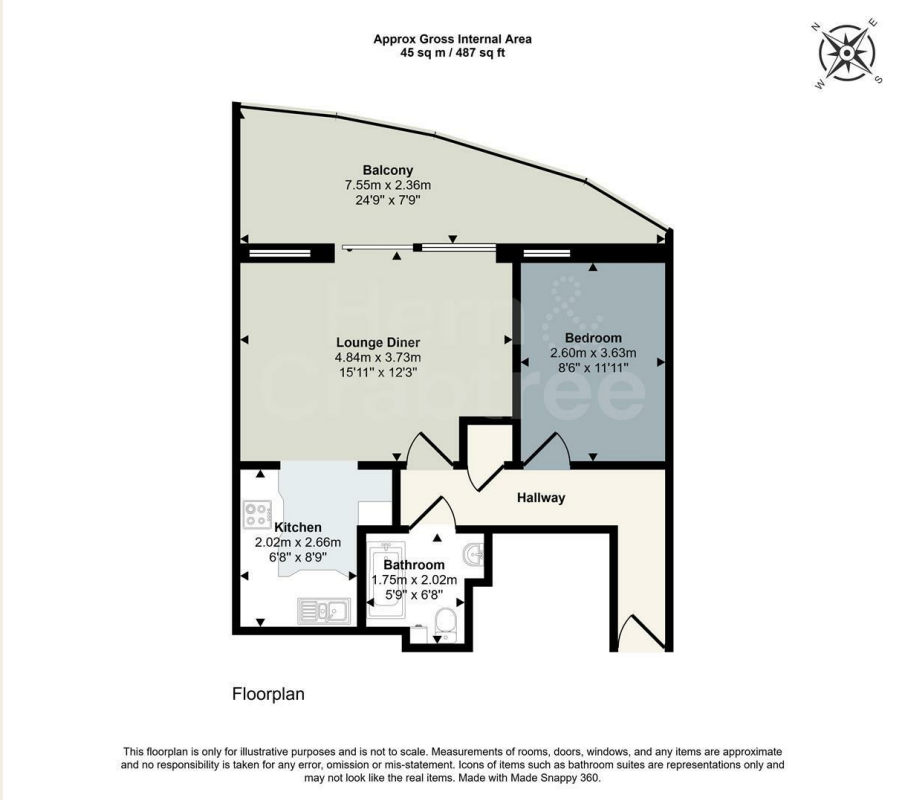
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Hern & Crabtree

02920 228135 | pontcanna@hern-crabtree.co.uk | hern-crabtree.co.uk | 87 Pontcanna Street, Pontcanna, Cardiff, CF11

9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.