

# 2, Harbour Point

CARDIFF BAY, CARDIFF, CF10 5BW

GUIDE PRICE £340,000

Hern &  
Crabtree





A Distinctive Waterside Apartment situated in the Heart of Cardiff Bay with under croft parking with no onward chain.

Residents enjoy a plethora of waterside amenities & attractions - all within easy walking distance, including: Wales millennium centre, the barrage, the Senedd building and Norwegian church and a wonderful range of restaurants, water taxi services, and the scenic Bay Trail are right on your doorstep!

Situated on the sought-after Harbour Point development, this immaculately presented two-bedroom apartment offers contemporary waterside living with a touch of individuality. Designed with a unique layout that sets it apart from neighbouring homes, the property showcases elevated Cardiff Bay views and generous open-plan living.

Step inside and you're welcomed into a spacious and light-filled lounge, dining and kitchen area, seamlessly opening out onto a private balcony—perfect for morning coffees or evening unwinds, all with a tranquil waterfront backdrop. The stylish kitchen is finished to a high standard, making it as functional as it is sociable.

Both bedrooms are comfortably proportioned with fitted wardrobes, as well as direct access to the balcony and the principal bedroom enjoys the added luxury of an en-suite shower room. A separate modern family bathroom completes the internal accommodation.

For commuters, transport links are excellent. Cardiff Central Station is within easy reach, the A4232 provides a swift route to the M4, and regular public transport ensures the city centre is always accessible.



**789.00 sq ft**

#### Entrance Hall

Enter from the communal hallway. Tiled flooring. Underfloor heating. Electric radiator. Telecom phone. Fitted storage cupboard with hot water tank.

#### Kitchen

10'6" max x 7'10" max

Wall and base units with worktops over. Integrated induction hob with tiled splashback and cooker hood over. Integrated double oven and grill. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated dishwasher. Integrated fridge freezer. Integrated wine cooler. Tiled flooring. Underfloor heating.

#### Lounge/Diner

23'3" max x 10'11" max

Double glazed window. Double glazed sliding doors leading to the balcony. Double glazed French doors opening to a Juliette balcony. Tiled flooring. Underfloor heating. Two electric radiators.

#### Balcony

Glass balustrade. Paved seating area.

#### Bedroom One

18'3" max x 12'8" max

Double glazed bay window. Double glazed door leading to the balcony. Fitted wardrobes. Electric radiator. Door leading to;

#### En Suite

W/C and wash hand basin. Shower quadrant with fitted shower and sliding glass doors. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

#### Bedroom Two

8'9" max x 8'2" max

Double glazed door leading to the balcony. Fitted storage cupboard. Electric radiator.

#### Bathroom

7'5" max x 6'0" max

W/C and wash hand basin. Bath with mixer tap. Tiled walls. Tiled flooring. Heated towel rail. Extractor fan.

#### Parking

Allocated undercroft gated parking.

#### Tenure

999 years from 2005.

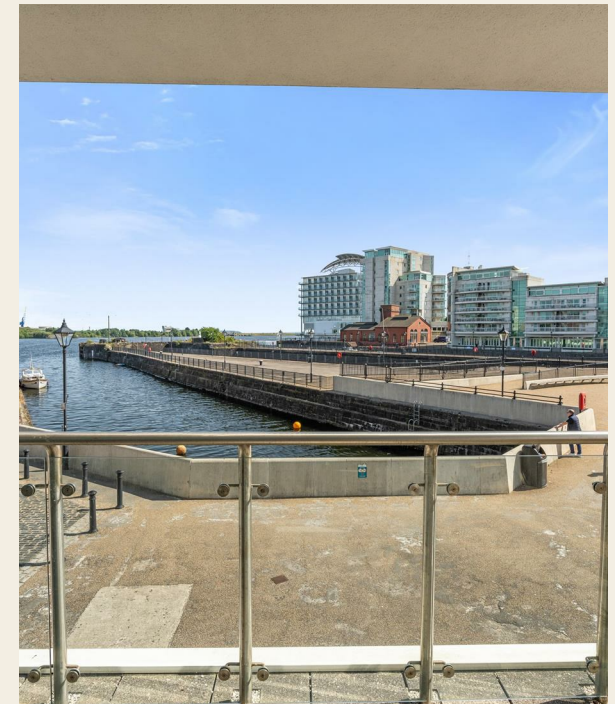
#### Additional Information

Council Tax Band F (Cardiff). EPC rating D.

#### Disclaimer

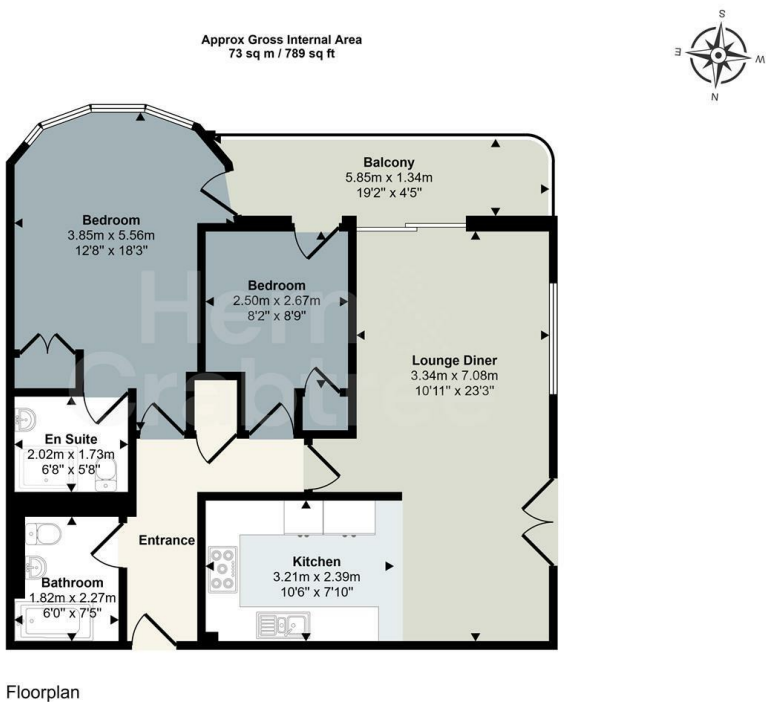
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Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

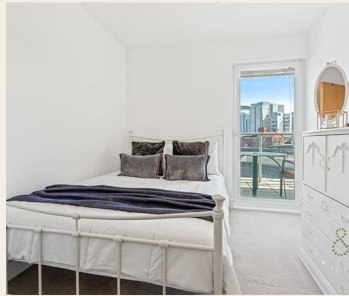
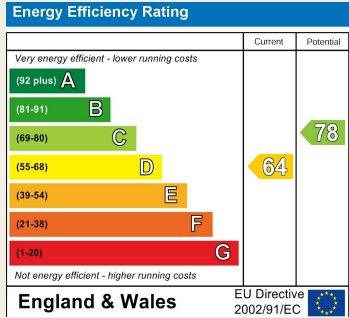




Good old-fashioned service with a modern way of thinking.



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