

Chandlery Way

CARDIFF, CF10 5NQ

GUIDE PRICE £240,000

**Hern &
Crabtree**



Chandlery Way

An exceptionally spacious two-bedroom apartment set within the highly regarded Century Wharf development in the heart of Cardiff Bay.

Extending to approximately 1,157 sq ft, the apartment offers generous proportions throughout. The standout feature is the substantial open-plan kitchen, dining and living space, filled with natural light and featuring a Juliet balcony, creating an ideal setting for both entertaining and everyday living.

The well-appointed kitchen offers ample storage with a built-in pantry and flows seamlessly into the dining and living area, enhancing the sociable open-plan layout. The apartment also benefits from underfloor heating throughout.

Both bedrooms are excellent-sized doubles and benefit from fitted wardrobes. The main bedroom further benefits from a stylish en-suite shower room and access to its own private balcony. A spacious main bathroom and excellent built-in storage further enhance the practicality of the apartment. The property also includes an allocated undercroft parking space.

Residents of Century Wharf also benefit from access to excellent on-site leisure facilities, including a gym, swimming pool, sauna, jacuzzi and 24-hour concierge service. Century Wharf is one of Cardiff Bay's most established and desirable developments. Located in a convenient position with the city centre, Mermaid Quay and the waterfront all within walking distance, alongside a wide selection of cafés, restaurants and everyday amenities. Beautiful walks can also be enjoyed nearby, with the Wetlands Reserve and the scenic Cardiff Bay Barrage just a short stroll away.



1157.00 sq ft

Entrance Hall

Entered via the communal hallway, the welcoming and spacious entrance hall benefits from a full-length double-glazed window to the side elevation, allowing plenty of natural light to fill the space. Finished with wood laminate flooring, the hallway also features built-in storage cupboards, a secure entry system and doors leading to all rooms.

Lounge/ Dining Room

A superbly proportioned open-plan living and dining space, offering ample room for both relaxation and entertaining. A double-glazed door opening onto a Juliet balcony, alongside a full-height fixed window, allows plenty of natural light to flood the room and enhances the sense of space. Further benefits include wood-effect flooring, bespoke built-in bookshelves and a sociable layout that flows seamlessly into the kitchen area.

Kitchen

Fitted with a comprehensive range of contemporary wall and base units with wood-effect work surfaces incorporating a stainless steel sink unit. Integrated double oven, induction hob and extractor hood are complemented by an integrated Bosch dishwasher and integrated washing machine, generous preparation space and excellent storage, including a useful built-in pantry.

Bedroom One

A spacious principal bedroom featuring extensive fitted wardrobes and ample space for additional bedroom furniture. A double-glazed door provides access to the private balcony, while an adjoining full-height glazed panel allows natural light to flood the room, creating a bright and inviting atmosphere. A door leads through to the en-suite shower room.

En Suite

Stylishly refitted with a contemporary suite comprising a walk-in shower enclosure with electric shower, wash hand basin set within a vanity unit and WC. Finished with elegant marble-effect wall tiling and modern fittings throughout, creating a sleek and practical shower room.

Bedroom Two

A well-proportioned double bedroom featuring a distinctive circular window that provides excellent natural light and adds character to the space. Currently arranged as a home office and fitness area, the room offers excellent versatility and benefits from fitted wardrobes, providing flexibility for a variety of uses.

Bathroom

Fitted with a white suite comprising a panel bath with shower attachment, wash hand basin and WC. Complemented by tiled walls, it also offers space for additional storage solutions, enhancing the practicality of the room.

Balcony

Accessed from the principal bedroom, this private outdoor space offers pleasant views across the development. Well suited to seating, it provides an ideal spot for morning coffee or evening relaxation.

Communal Grounds & Parking

Century Wharf is set within attractively maintained, landscaped communal grounds, offering a well-kept and established residential environment. The property also benefits from an allocated undercroft parking space, providing secure and convenient parking.

Tenure

Leasehold. 999 years from 2005 with 978 years remaining. £343.98 Annual ground rent. £3,966.48 Annual service & maintenance charges.

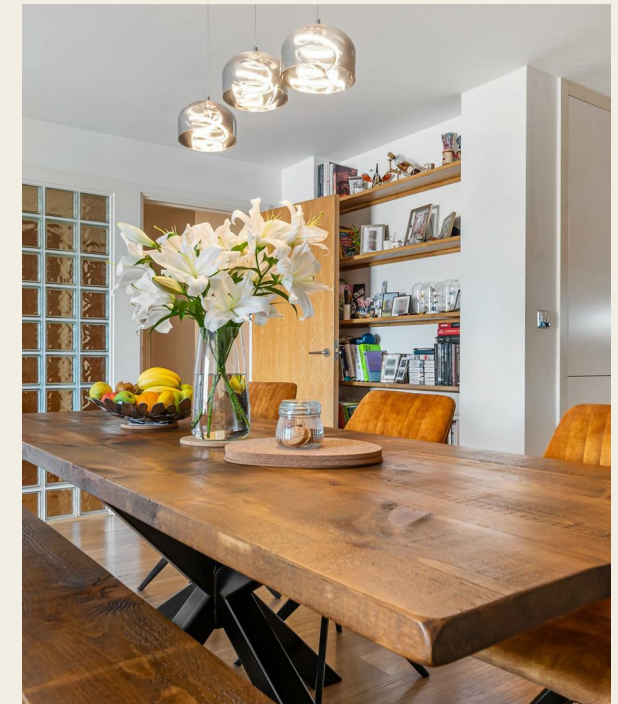
Additional Information

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

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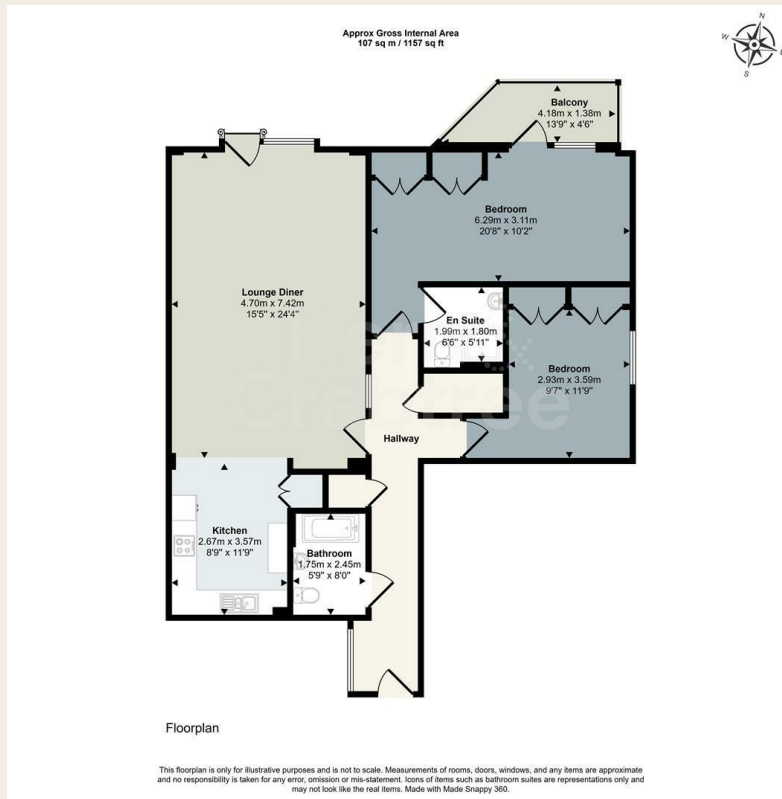
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	75	75
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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