

Halliard Court, Barquentine Place

CARDIFF, CF10 4NJ

GUIDE PRICE £215,000

**Hern &
Crabtree**



Halliard Court

A beautifully presented two-bedroom flat nestled in Atlantic Wharf, just moments from the waterfront and the cultural buzz of Cardiff Bay.

Bathed in natural light, this spacious and airy home offers a perfect blend of comfort and modern living. The open-plan living area boasts large windows that flood the space with sunshine, creating a warm and uplifting atmosphere throughout the day.

Both double bedrooms are generously sized, with soft and neutral décor. The sleek, contemporary bathroom completes the home with a touch of luxury.

Situated in a sought-after location, you're just a short stroll from Mermaid Quay, scenic waterfront walks, and excellent transport links — all while being within easy walking distance of the city centre and central train station. You'll also enjoy the ever-growing array of cafes, restaurants, and cultural attractions that make Cardiff Bay such a vibrant and special place to live.



744.00 sq ft

Porch

Enter from the communal hallway. Luxury vinyl tile flooring.
Door leading to:

Hallway

Wooden flooring. Radiator. Two built-in storage cupboards.

Kitchen

11'11" x 8'11"

Double glazed window. Wall and base units with worktops over. Stainless steel one and half bowl sink and drainer with mixer tap. Integrated four ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for full length dishwasher. Space for fridge freezer. Ideal gas combination boiler. Luxury vinyl tile flooring. Radiator.

Lounge/Diner

16'2" max x 15'1" max

Double glazed bay windows with doors to a juliette balcony. Wooden flooring. Two radiators.

Bedroom One

12'10" x 10'4"

Double glazed window. Double glazed doors to a juliette balcony. Half rise feature wall panelling. Radiator.

Bedroom Two

13'7" max x 8'11" max

Double glazed doors to a juliette balcony. Radiator.

Bathroom

7'5" max x 6'0" max

Double glazed obscure window. W/C and wash hand basin. Bath with fitted shower over. Part tiled walls. Luxury vinyl tile flooring. Shaver point. Extractor fan. Radiator.

Parking

One allocated parking space. Visitor parking available.

Tenure

Leasehold. 110 years from 2018 with 103 years remaining. £200 annual ground rent £990.51 annual service charge (with slight variation).

Additional Information

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

Disclaimer

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(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		



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