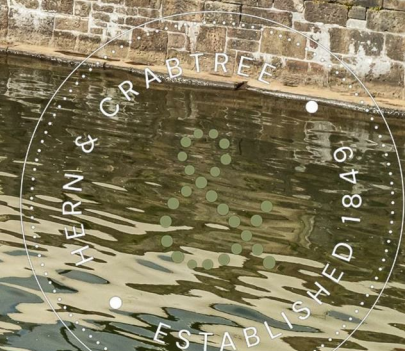


2, Harbour Point

CARDIFF BAY, CARDIFF, CF10 5BW

GUIDE PRICE £340,000

**Hern &
Crabtree**



2

A distinctive waterside apartment set in the heart of Cardiff Bay, benefiting from undercroft parking and offered with no onward chain.

Perfectly positioned, residents can enjoy an exceptional range of waterside amenities and attractions all within easy walking distance. Highlights include the Wales Millennium Centre, the Barrage, the Senedd Building and the iconic Norwegian Church, along with an excellent selection of restaurants, water taxi services and the scenic Bay Trail right on the doorstep.

Located within the highly sought-after Harbour Point development, this immaculately presented two-bedroom apartment offers contemporary waterfront living with a unique and individual layout that sets it apart. The design maximises space and light while taking full advantage of elevated views across Cardiff Bay.

The accommodation opens into a spacious, light-filled open-plan living, dining and kitchen area, which flows seamlessly onto a private balcony — an ideal spot for morning coffee or evening relaxation against a tranquil waterside backdrop. The modern kitchen is finished to a high standard, combining style with practicality and sociability.

Both bedrooms are well proportioned and feature fitted wardrobes, with direct access to the balcony. The principal bedroom further benefits from a stylish en-suite shower room, while a separate contemporary family bathroom serves the second bedroom and guests.

Transport links are excellent, with Cardiff Central Station easily accessible, the A4232 providing a direct route to the M4, and regular public transport ensuring convenient access to the city centre.

A superb opportunity to enjoy modern waterside living in one of Cardiff Bay's most desirable developments.



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

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.



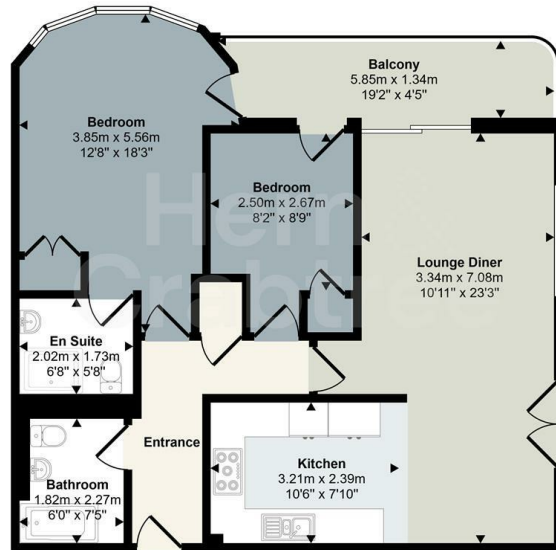
Good old-fashioned service with a modern way of thinking.



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		
	64	78
England & Wales		EU Directive 2002/91/EC



Approx Gross Internal Area
73 sq m / 789 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



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