

# Empire Way

2 Bedrooms - Cardiff - CF11 0JW - £1,050 PCM



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223-225 Cathedral Road  
Pontcanna, Cardiff  
CF11 9PP

**Roath**  
38 Wellfield Road  
Roath, Cardiff  
CF24 3PB

**Llanishen**  
54 Station Road  
Llanishen, Cardiff  
CF14 5LU

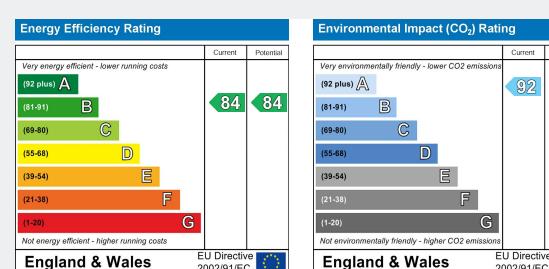
**Cathays**  
89 Woodville Road  
Cathays, Cardiff  
CF24 4DX

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#### **Hall**

*Entry phone system, radiator, storage cupboard*

#### **Kitchen Living Room**

*7.70m x 6.7m (25'3" x 21'11")  
Lovely open plan space with floor to ceiling double glazed window and door to balcony, radiators, space for seating and dining, Lovely contemporary kitchen with matching wall and base units, sink and drainer unit, built in oven and hob, extractor hood, integrated fridge freezer, dishwasher and Siemens coffee machine, inset ceiling spotlights, breakfast bar*

#### **Balcony**

*Glass balustrade, artificial turf flooring, space for seating*

#### **Bedroom 1**

*4.75m x 2.72m (15'7" x 8'11") carpeted floor, radiator, Double glazed window, door to*

#### **Ensuite**

*Modern fitted shower room, walk in shower cubicle with fitted shower, low level toilet, wash hand basin, heated towel rail, fully tiled walls and floor*

#### **Bedroom 2**

*3.86m x 2.51m (12'7" x 8'2") Carpeted floor, radiator, double glazed window*

#### **Bathroom**

*Modern fitted bathroom with bath tube, low level toilet, wash hand basin, fully tiled floor and walls, heated towel rail*

#### **Parking**

*Allocated space and visitors spaces in car park on site*





We are delighted to offer to market this stunning and immaculately presented 2 DOUBLE BEDROOM apartment for rent. Boasting a contemporary finish throughout with tiled floors, floor to ceiling windows and fantastic open plan kitchen diner, complete with fitted appliances & breakfast bar. Further benefiting from a master ensuite shower room, bathroom and balcony with bay views & space for entertaining. The property is located in the popular Empire Way development in Cardiff Bay, within close walking distance to local shops, restaurants and bars in Penarth marina and Cardiff Bay. This property would make an ideal home for professionals. Outside you have allocated parking and visitor parking. HD video tour available.

Council Tax Band: F  
EPC Rating: B

A holding fee of one week's rent will be payable to secure the property. This will be deducted from the final balance payable upon moving into the property, subject to a successful application. Jeffrey Ross Limited reserves the right to retain this payment should the applicant have provided false or misleading information at the time of applying for the Tenancy or failed to take reasonable steps to enter into the tenancy agreement.

- 2 x double bedrooms
- Ensuite
- Balcony
- Parking

**818.00 sq ft**

