

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss

HEOL GLAN RHEIDOL







#### HALL

#### LOUNGE

#### KITCHEN AREA

#### BATHROOM

#### BEDROOM

#### PARKING

1 allocated parking and additional visitor parking permit

#### TENURE

Leasehold, but this is to be confirmed by your solicitor

#### SERVICE CHARGE

We have been informed by the owner the service charge is £2,590 per year and £173 per year ground rent

#### COUNCIL TAX

Band - D







## HEOL GLAN RHEIDOL

, CF10 5NZ - £175,000



1 Bedroom(s)

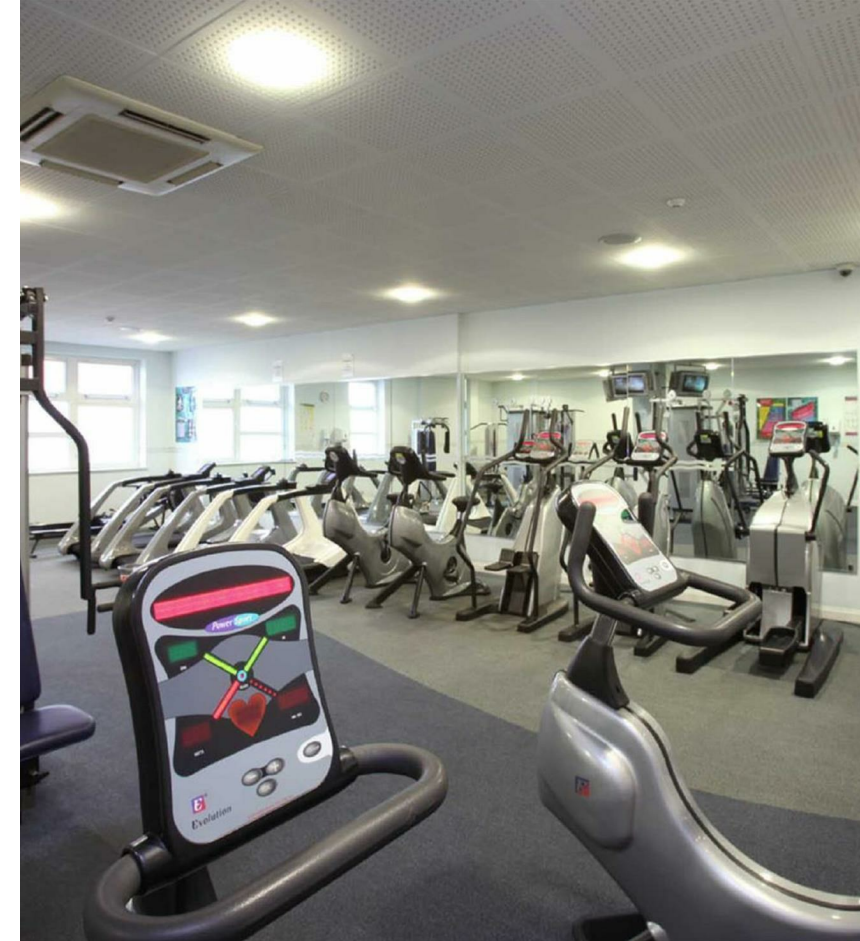


1 Bathroom(s)



611.40 sq ft

Located in the very popular CENTURY WHARF development, is this stunning ONE double bedroom apartment for sale. Immaculately presented and offering a spacious bedroom with wardrobes, modern bathroom, open plan lounge with contemporary fitted kitchen with water views over the River Taff and towards Penarth. Further benefiting from allocated parking and visitor parking in the gated car park. Offered with no onward chain. Located in Century wharf, you have onsite leisure facilities such as gym and swimming pool, as well as 24 hours concierge.



### PROPERTY SPECIALIST

Mr Ramzy Bancroft  
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02920 499680  
Branch manager







Heol Glan Rheidol, Cardiff Bay



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>87</b>	<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 