



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

*Chandlery Way*

CARDIFF

VALE

CAERPHILLY

BRISTOL



*The development of Century Wharf is perfectly situated allowing access into the City Center and a short walk takes you into the Bay itself. With a large convenience store across the way plus a good selection of other facilities to hand. There is a train station with good bus routes also and the nearby town of Penarth is a short drive away.*

Comments by Mr Paul Davies

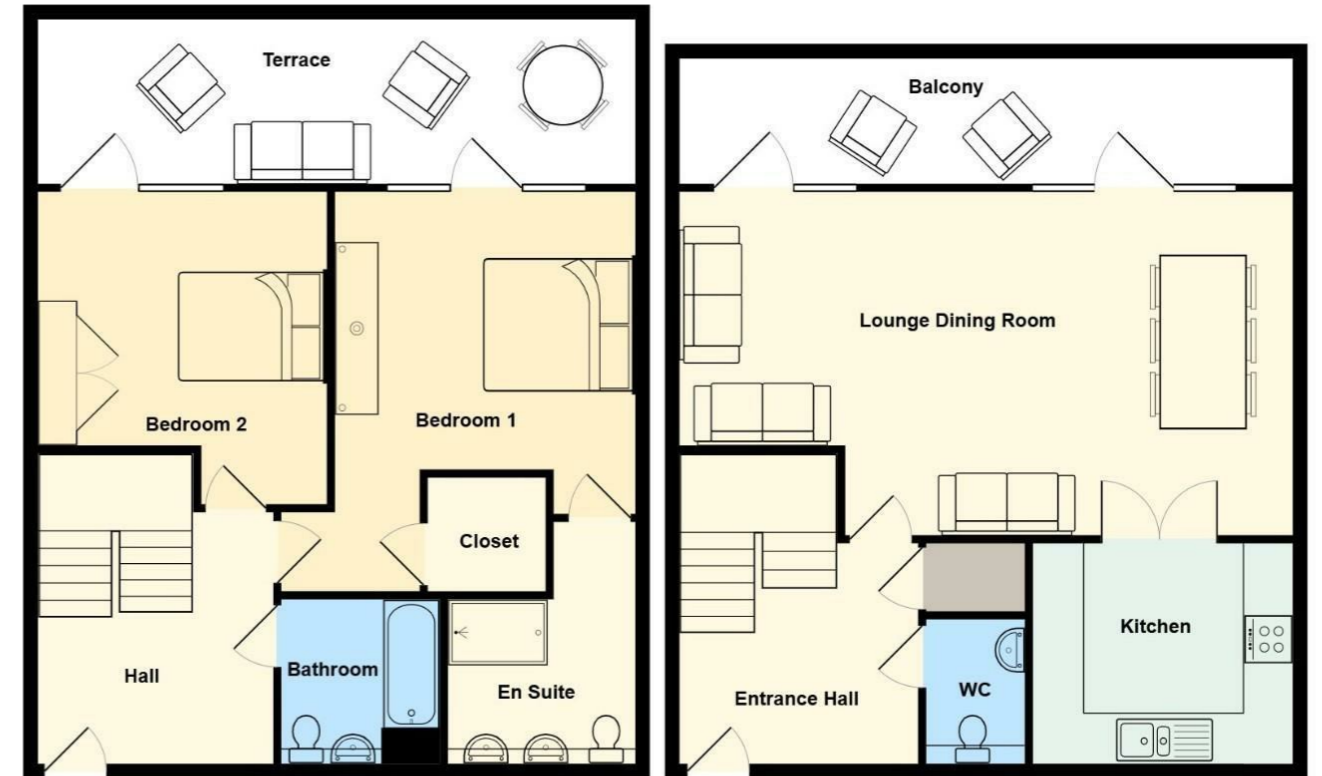


**Property Specialist**

**Mr Paul Davies**

Property Management Co-ordinator

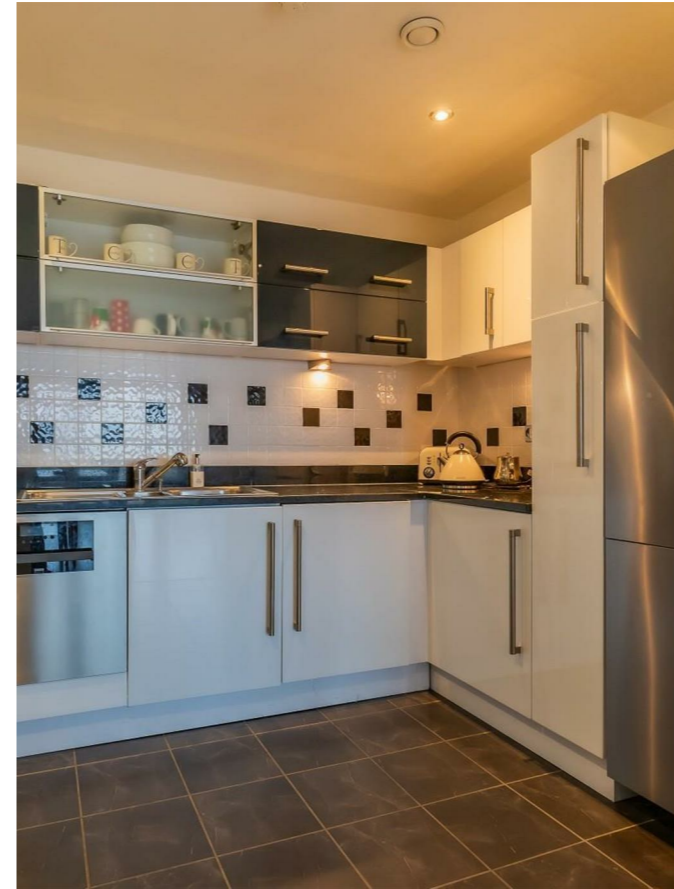
paul.davies@jeffreycross.co.uk



*We have loved our time here, it is brilliantly located being close for the town and Mermaid Quay so it's really convenient - everywhere seems a short walk away. The penthouse has been large enough for people to have their own space but small enough to be cosy in the winter. In the summer though it really comes into its own, each of the two balconies have stunning views of the river and the bay and its a real pleasure to sit out for a morning coffee and watch the boats on the river and relax in the evening with a drink and watch the the sunset.*

Comments by the Homeowner





# Chandlery Way

, Cardiff, CF10 5NP

Offers In Excess Of

£350,000



2 Bedroom(s)



2 Bathroom(s)



sq ft



Contact our  
**Penarth Branch**

02920415161

Jeffrey Ross are pleased to present for sale this stunning Duplex Penthouse with Spectacular Water Views & views over Cardiff towards Penarth.

Beautifully presented with 2 impressively large full width terraced balcony's overlooking the water & Westerly facing. Well situated for the facilities with Mermaid Quay and for access into the city center.

Benefitting from a 999 year lease from 2002 and an allocated secure undercroft parking space with numerous visitor spaces.

On site facilities include gated entry, 24 hour concierge, communal leisure suite with indoor swimming pool plus gymnasium.

Briefly comprising a communal entrance, lift to all floors, hall with cloakroom plus impressively large living room and modern fitted kitchen - fully integrated with fridge/freezer, dishwasher, washer/drier plus built in double oven, hob & hood with microwave oven. To the lower floor there are 2 double bedrooms - wardrobes to the both with an en suite shower room en suite to the master plus a bathroom completes the accommodation.

Complimented with under floor heating throughout, double glazing and video intercom entry.

Viewing highly recommended.



#### Communal Entrance

Intercom entry allowing access to all apartments via lift and stairs, refuse collection room with chutes on all floors.

#### Hall

Spacious entrance hall, stairs lead down to the lower floor and bedrooms, porcelain tiled flooring.

#### Cloakroom

Modern white suite comprising a wall mounted wash hand basin and close coupled wc - concealed cistern, fully tiled and tiled floor, extractor fan.

#### Lounge Dining Room 24'10" max x 14' max (7.57m max x 4.27m max)

Impressively spacious living room with 2 sets of doors with side glazed panels leading out onto the long terraced balcony and overlooking the river below, engineered wooden flooring, TV point, video entry intercom, telephone point.

#### Kitchen 10'6" x 9'5" (3.20m x 2.87m)

Extensively fitted with a contemporary range of modern wall and base units with solid granite worktops and inset stainless steel one & half bowl sink & drainer with mixer tap, integrated Zanussi appliances include dishwasher, washer/drier, double fridge and double freezer plus built in double oven, ceramic induction hob with cooker hood plus built in microwave oven, porcelain tiled floor, features include underlighting plus pull out chrome larder shelving.

#### Lower Floor Hall

Porcelain tiled flooring, access to both bedrooms and bathroom, stairs rise to the living area.

#### Bedroom 1 13'2" max x 12'2" (4.01m max x 3.71m)

Master double bedroom, door with side glazed panels leading out onto the terrace overlooking the water, TV point, telephone point, walk in closet with light.

#### En Suite Shower Room

Stylishly appointed white suite comprising a double cubicle, twin wash hand basins and close coupled wc - concealed cistern, fully tiled and tiled floor, heated towel rail, extractor fan, twin shaver point.

#### Bedroom 2 12'7" max x 11'7" (3.84m max x 3.53m )

Double bedroom, built in double wardrobe, door with side glazed panel leading onto the terrace, TV point, telephone point.

#### Bathroom

Fully tiled plus tiled floor, modern white suite comprising a panel Jacuzzi bath with shower over & glass screen, wall wash hand basin and close coupled wc - concealed cistern, heated towel rail, twin shaver point, extractor fan.

#### Grounds

Gated entry and set in landscaped grounds, visitor parking spaces

(with displayed permit needed) plus gated entry to an allocated under croft parking space. Within the development a communal leisure suite with indoor swimming pool and gymnasium.

#### Information

We believe the property is leasehold with a 999 year lease from 1st January 2001 therefore with 974 years remaining. Ground Rent of £153.18 payable half yearly in advance plus a service charge currently £1,771.86 for the 6 month period from 1st March 2026 to 1st August 2026. Council Banding - Band F £2,776.50 (2025-2026)





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	67
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

