



EBEN HAEZER HOUSE
THE WHARF
SCHOONER WAY
CARDIFF CF10 4EY

ASKING PRICE OF
£179,950



ONE BEDROOM APARTMENT



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****HIGH SPECIFICATION APARTMENT* NO CHAIN**** MGY are pleased to present for sale a superb one bedroom, fourth floor apartment in the popular development, The Wharf, Cardiff Bay. A fantastic location close to the City Centre and the bustling Mermaid Quay. High quality specification throughout. The immaculate apartment briefly comprises spacious entrance hall, lounge/diner with sliding doors to Juliette balcony, Howdens kitchen, spacious double bedroom with walk in wardrobe and large modern bathroom. The property further benefits from a video entry intercom system, double glazing throughout, sprinkler system, mains linked smoke and heat alarms, parking permit for an allocated parking area. EWS1 form in place. No chain.

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 700 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via wooden door, with security spy hole. Large entrance hall. Luxury Vinyl Flooring (LVT). Two storage cupboards, one housing hot water tank and washer/dryer. Wall mounted video entry intercom system. Doors leading to all rooms.

LOUNGE/KITCHEN/DINER

24' 8" x 10' 11" (7.52m x 3.33m)
Double glazed uPVC sliding patio doors, leading to Juliette balcony. Luxury vinyl wood effect flooring (LVT). Ample natural daylight. Exceptionally large living area. Pendant lighting. Open plan living with beautifully designed Howdens Clerkenwell contemporary handleless kitchen. Modern fitted units, with work surfaces incorporating inset composite sink, with dual tap. Integrated Zanussi oven, four ring electric Zanussi hob, with stainless steel extractor hood over. Splash back. Extractor fan. Integrated fridge freezer and dishwasher. Large wall mounted heater. TV Aerial point. Telephone point. Media connectivity panel. Spotlights.

BEDROOM

23' 0" x 10' 6" (7.01m x 3.2m)
Spacious double bedroom and large walk in wardrobe with mirrored sliding doors. High performance floor to ceiling windows to front aspect. Ample natural daylight. Luxury vinyl wood effect flooring (LVT). Pendant lighting. Digital TV and telephone points. Wall mounted electric heater.

BATHROOM

10' 11" x 6' 11" (3.33m x 2.11m)
Large contemporary white bathroom suite. Luxury Vinyl Flooring (LVT). Premium ceramic Porcelanosa wall tiling. Panelled bath, with shower over and glass shower screen. Pedestal wash hand basin with chrome lever action mixer tap. Wall mounted mirror over and splashbacks. W.C. Shaver point. Heated chrome towel rail. Spotlights.

PARKING

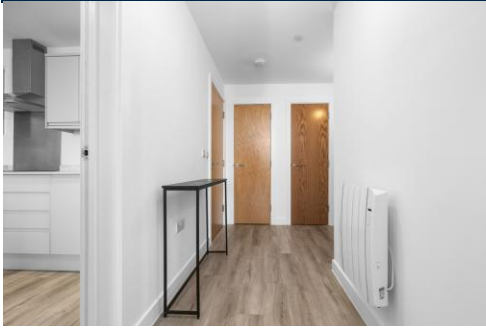
Parking permit for allocated parking area.

TENURE

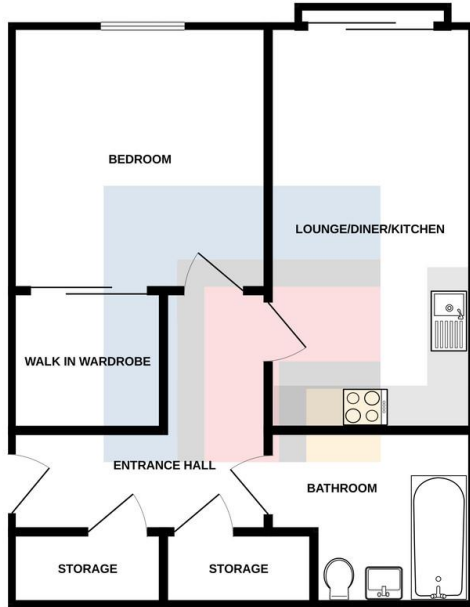
MGY are advised that the property is leasehold, with a term of 250 years from 2022. Service charges of £950.82 per annum, which includes building insurance, secure fob access, video entry intercom system, lift maintenance, CCTV, maintenance of internal and external communal areas, regular cleaning and refuse disposal, external window cleaning, a parking permit for allocated parking area and parking management. No ground rent. 10 year Checkmate Warranty from 2022.



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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metshape 1/2025

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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