



**PORTO HOUSE**  
**PENSTONE COURT**  
**CARDIFF CF10 5NP**

ASKING PRICE OF  
**£184,950**



**ONE BEDROOM APARTMENT**



**1**



**1**



**1**



**1**

**\*\*FANTASTIC WATER VIEWS\* NO CHAIN\*\***

MGY are pleased to present for sale a spacious third floor apartment with stunning water views, situated within the popular and gated development of Century Wharf, which offers 24 hour concierge and onsite leisure facilities. The property is within walking distance to Mermaid Quay and within close proximity to Cardiff City Centre. Public transport easily accessible. The accommodation briefly comprises of entrance hall, living room, separate kitchen, large double bedroom, bathroom and balcony, with fantastic water views of Cardiff Bay and beyond. The property also benefits from underfloor heating, double glazing throughout, an allocated undercroft parking space, visitor parking and bike storage. EWS1 form in place.

**ENTRANCE HALL**

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Underfloor heating. Wall mounted video entry intercom system. Storage cupboard, housing hot water tank. Thermostat control.

**LIVING ROOM**

18' 0" x 15' 0" (5.50m x 4.58m)  
Spacious living room. Large double glazed uPVC window and patio door, leading to decked balcony. Stunning views of Cardiff Bay and beyond. Ample natural daylight. Laminate wood effect flooring. Underfloor heating. T.V Aerial point. Telephone point. Thermostat control.

**KITCHEN**

13' 9" x 9' 10" (4.21m x 3.02m)  
Large separate kitchen with breakfast bar. Tiled flooring. Part tiled walls. Modern fitted wall and base units, with work surfaces incorporating stainless steel sink. Ample storage, with under unit spotlights. Built in oven and four ring electric hob, with stainless steel extractor hood over. Splash back. Space for fridge freezer. Integrated dishwasher and washer/dryer. Underfloor heating. Thermostat control. Extractor fan. Spotlights.

**BEDROOM**

24' 6" x 8' 10" (7.49m x 2.70m)  
Exceptionally large double bedroom. Double glazed uPVC windows to front, with direct water views. Carpeted flooring. Wall mounted electric panel heater. Two built in double wardrobes. T.V Aerial point. Telephone point.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 753 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

**BATHROOM**

8' 10" x 7' 1" (2.70m x 2.18m)  
Tiled flooring. Fully tiled walls. Wall mounted wash hand basin, with mixer tap. W.C. Panelled bath, with mains shower over and glass shower screen. Heated towel rail. Shaver point. Extractor fan. Spotlights.

**BALCONY**

Large decked balcony, with fantastic water views of Cardiff Bay and beyond. Ample sun. Glass surround. External lighting. Accessed from the living room.

**PARKING**

Gated access to an allocated undercroft parking space. Visitor parking.

**FACILITIES**

The gated development benefits from 24 hour concierge and leisure facilities, with fully equipped swimming pool, gymnasium, sauna and spa.

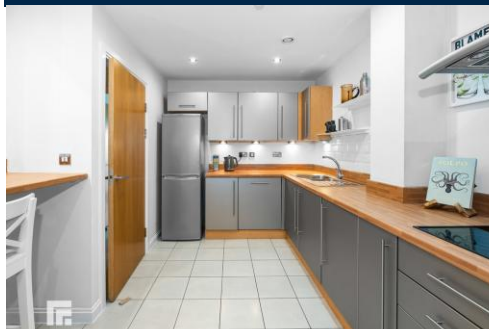
**TENURE**

MGY are advised that the property is leasehold, with a term of 999 years from 2001. Service charges of £2,810 per annum, which includes water rates, building insurance, onsite concierge and leisure facilities, CCTV, annual boiler servicing, lift maintenance, maintenance of internal and external communal areas, reserve fund contribution, bike storage, allocated undercroft parking space, visitor parking and parking management. Ground rent £210.90 per annum.

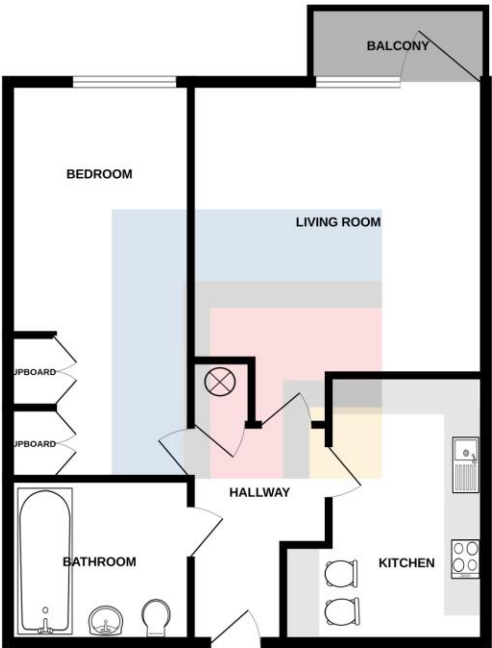




# 1PORTO HOUSE, PENSTONE COURT, CARDIFF CF10 5NP



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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.  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	86 B	88 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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