



Taliesin Court, Century Wharf, Chandlery Way, Cardiff, CF10 5NH

Guide Price £220,000

+++++ Guide Price Range £220,000 - £225,000 +++++

Nestled within the sought-after Century Wharf gated development, this expansive and impeccably presented second-floor balcony apartment offers an ideal blend of comfort and convenience, mere moments from Mermaid Quay and Cardiff City Centre.

Accessed via either a lift or communal stairwell, the residence welcomes you with a spacious entrance hall featuring a dedicated boiler cupboard, and a convenient store cupboard.

The heart of the home unfolds into an exceptionally spacious open-plan lounge, dining, and kitchen area leading out onto a private balcony seamlessly extending from the open plan living area, offering a charming outdoor retreat.

KEY LET

SALES & LETTINGS

Century Wharf

Century Wharf, an exclusive gated development in the heart of Cardiff Bay, seamlessly blending modern living with prime location. Ideally situated near Mermaid Quay and Cardiff City Centre, Century Wharf offers easy access to entertainment, dining, and cultural experiences along the waterfront.

Amenities:

As a resident of Century Wharf, you gain access to a wealth of exclusive amenities. Relax and rejuvenate in the on-site swimming pool and jacuzzi, maintain a healthy lifestyle in the well-equipped gymnasium, and benefit from the convenience of a twenty-four-hour concierge office situated at the main gates.

Location

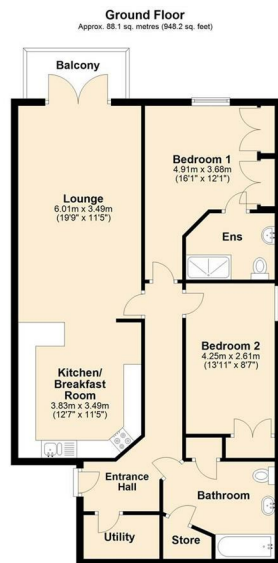
Nestled along the waterfront, Century Wharf provides residents with a front-row seat to the vibrant energy of Cardiff Bay. Just a leisurely stroll away from the iconic Mermaid Quay and

Cardiff City Centre, you'll find yourself immersed in a world of entertainment, dining, and cultural experiences.

The development provides easy access to transportation, making commuting a breeze. Whether you prefer to use public transit or have your own vehicle, Century Wharf is strategically positioned for convenient travel.

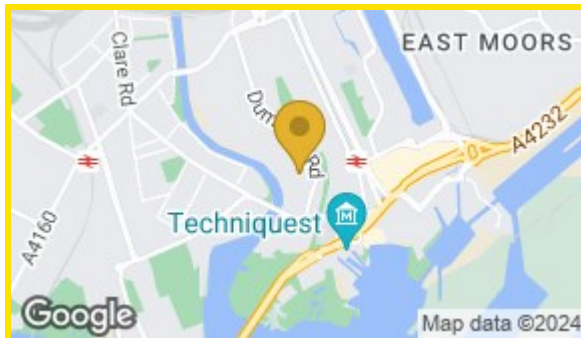
Discover a lifestyle where luxury, convenience, and community converge. Century Wharf sets the standard for sophisticated urban living in Cardiff Bay, inviting you to experience the epitome of modern residential excellence.

Full EPC attached to listing - Rating B
 Service Charge - Total £3240 - Includes - Water Rates, Buildings Insurance, Pool, Gym, Jacuzzi, Sauna, 24/7 Concierge, CCTV and Gardens



Total area: approx. 88.1 sq. metres (948.2 sq. feet)

Energy Efficiency Rating	
Current	Target
102 kWh/m ² A	
101-120 kWh/m ² B	
100-110 kWh/m ² C	
100-110 kWh/m ² D	
100-110 kWh/m ² E	
100-110 kWh/m ² F	
100-110 kWh/m ² G	
100-110 kWh/m ² G	
Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating	
Current	Target
102 kWh/m ² A	
101-120 kWh/m ² B	
100-110 kWh/m ² C	
100-110 kWh/m ² D	
100-110 kWh/m ² E	
100-110 kWh/m ² F	
100-110 kWh/m ² G	
100-110 kWh/m ² G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales EU Directive 2002/91/EC	



Bay Office (Sales & Lettings),
 117-120 Bute Street, Cardiff Bay,
 Cardiff, CF10 5AE
 029 2048 9000
 executive@keylet.co.uk / headoffice@keylet.co.uk / sales@keylet.co.uk
 Luxury Lets Ltd T/A Keylet Executive
 Company Reg. No. 5294705 VAT Reg. No. 851 0128 63

www.keylet.co.uk



Cathays Office (Sales & Lettings),
 1a Mundy Place, Cathays,
 Cardiff CF24 4BZ
 029 2038 8399
 lettings@keylet.co.uk / sales@keylet.co.uk
 Cardiff Property Lettings Ltd T/A Keylet
 Company Reg. No. 5294733 VAT Reg. No. 851 0127 65