

FOR SALE

# Atlantic Wharf

*Cardiff Bay, Cardiff, CF10 4AJ*

CARDIFF BAY, CARDIFF

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£175,000

2 BEDROOMS

1 BATHROOM

1 RECEPTION

636 SQ FT

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SQ FT 636

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CHAIN FREE

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TWO DOUBLE BEDROOMS

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OPEN PLAN KITCHEN / DINER / LOUNGE

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WATER VIEWS



## THE PROPERTY

Jeffrey Ross are pleased to bring to the market this light, spacious two bedroom apartment with water views. The property benefits from secure communal entrance, internal entrance hall, open plan Kitchen / lounge / dining area with doors leading to Juliet balcony with water views, two double bedrooms one with doors opening onto water views and modern bathroom. Situated just outside Cardiff City centre in Cardiff bay area, a short walk to local shops, bars and restaurants.

\*\* This property is being sold Chain free \*\*



INSIDE



ACCOMMODATION

KITCHEN 2.69m x 1.85m

LIVING ROOM 2.69m x 4.50m

BEDROOM ONE 3.10m x 4.50m

BEDROOM TWO 3.18m x 4.50m

BATHROOM 1.75m x 2.72m

SERVICE CHARGE

£2,131.00 P.A

GROUND RENT

No Ground Rent

PROPERTY TYPE FLAT/APARTMENT

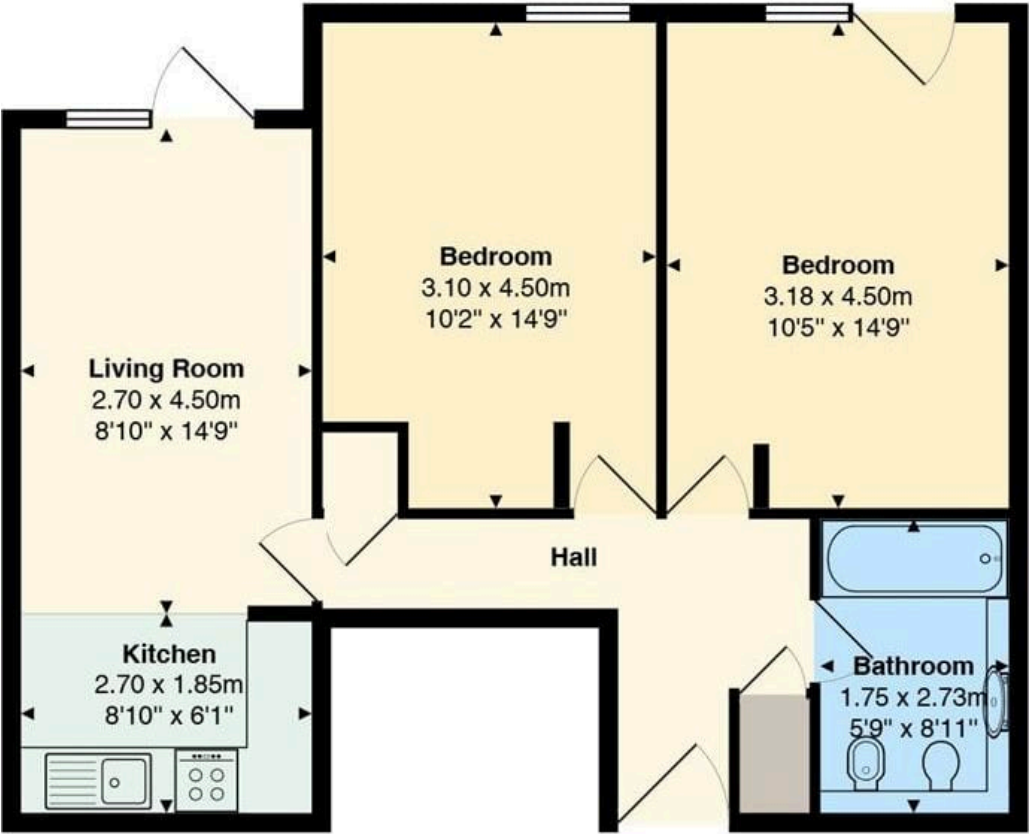
INTERNAL AREA 636 SQ FT

TENURE LEASEHOLD

COUNCIL TAX BAND E · ABOUT £2,461 A YEAR  
Cardiff Council, 2026/27 estimate

EPC RATING 83 · POTENTIAL 84

Jellicoe Court



Total Area: 59.1 m<sup>2</sup> ... 636 ft<sup>2</sup>

All measurements are approximate and for display purposes only



## Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

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[jeffreygross.co.uk](https://jeffreygross.co.uk)



SCAN TO SEE WHAT'S  
NEAR YOU

CARDIFF   VALE   CAERPHILLY   BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. [jeffreyross.co.uk](https://jeffreyross.co.uk)