Harrison Way

CARDIFF BAY, CF11 7PE

GUIDE PRICE £140,000

Hern & Crabtree



Harrison Way

A beautifully presented one-bedroom apartment offering bright and comfortable accommodation, conveniently situated within this popular Cardiff development.

The property is entered via a welcoming hallway with useful storage and leads through to a spacious open-plan kitchen, living and dining room. This versatile space benefits from a large bay window providing plenty of natural light, with ample room for both lounge and dining furniture. The kitchen is fitted with a range of modern white units, contrasting work surfaces and integrated cooking appliances.

The double bedroom is a particularly appealing feature, with decorative wall panelling and French doors opening to a Juliet balcony, alongside an additional window providing further natural light.

Completing the accommodation is a modern bathroom, finished with contemporary tiling and comprising a bath with shower over, wash hand basin and WC. Being situated on the top floor, the apartment also benefits from private use of the loft space, providing useful additional storage.











Approx 459.00 sq ft

Council Tax Band: D

Entrance Hallway
A welcoming entrance hallway providing access to all rooms, with useful built-in storage cupboards and an intercom entry system. Wall mounted fuse box.

Kitchen / Lounge / Diner
A bright and spacious open-plan living area offering plenty of room for both lounge and dining furniture. A large bay window provides excellent natural light, while the fitted kitchen comprises a range of white wall and base units with contrasting work surfaces, tiled splashbacks, sink and drainer, integrated oven and electric hob with extractor over, and space for further appliances.

Bedroom
A well-proportioned double bedroom featuring attractive wall panelling, space for bedroom furniture and plenty of natural light from an additional window and French doors opening to a Juliet balcony.

Juliet Balcony
Accessed via French doors from the bedroom, with a decorative wrought-iron balustrade and an outlook across the development.

Bathroom
A modern, fully tiled bathroom comprising a panelled bath with electric shower and glass screen over, wash hand basin and WC, with an obscured window providing natural light and ventilation.

Tenure
Leasehold. 999 years from 1999 with 974 years remaining. £1500 Annual service charge. £100 Annual ground rent.

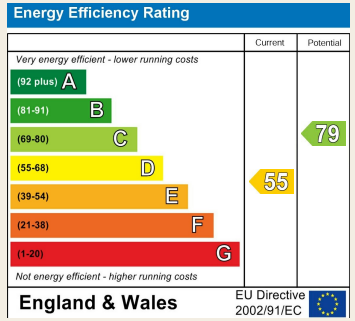
Additional Information
Council Tax Band C (Cardiff). EPC rating D.

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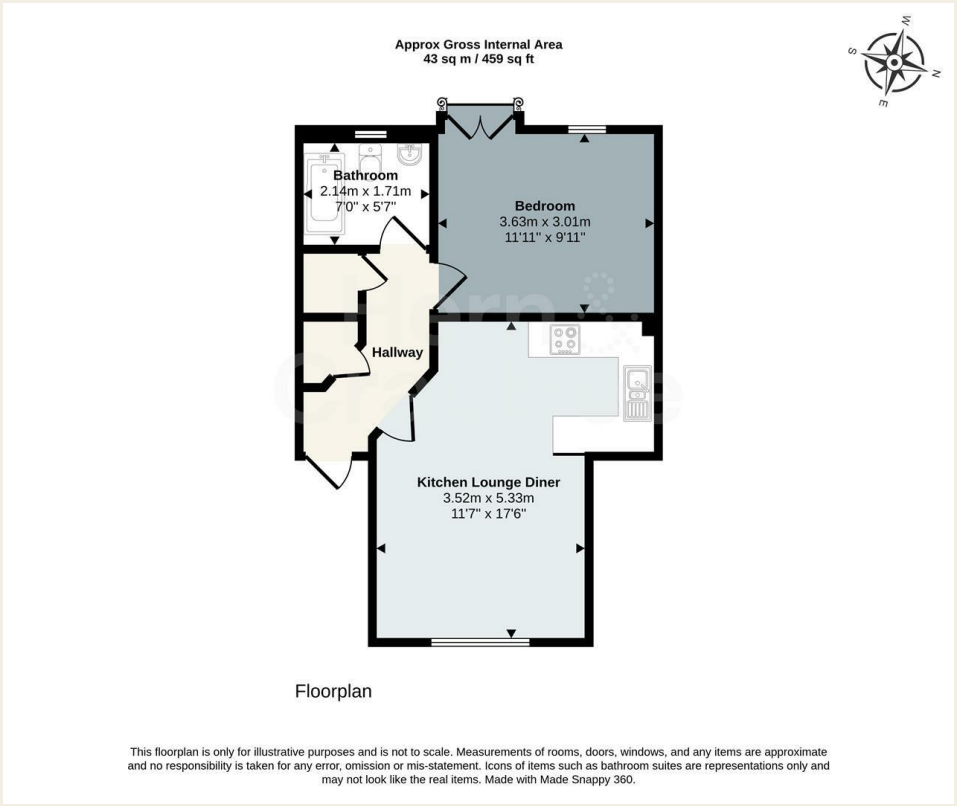
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