



34 Eben Haezer House, The Wharf  
Cardiff, CF10 4EY

Watts  
& Morgan





# 34 Eben Haezer House, The Wharf

Schooner Way, Cardiff CF10 4EY

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**£295,000 Leasehold**

2 Bedrooms | 2 Bathrooms | 1 Reception Rooms

An immaculately presented, modern two bedroom top floor apartment enjoying elevated views. Conveniently located to Cardiff City Centre, Mermaid Quay and the M4 Motorway. Accommodation briefly comprises; entrance hall, open plan kitchen/dining/living room with private balcony and spectacular views, primary double bedroom with ensuite, second double bedroom and a family bathroom. The apartment further benefits from an allocated parking space. Being sold with no onward chain. EPC Rating; 'C'.

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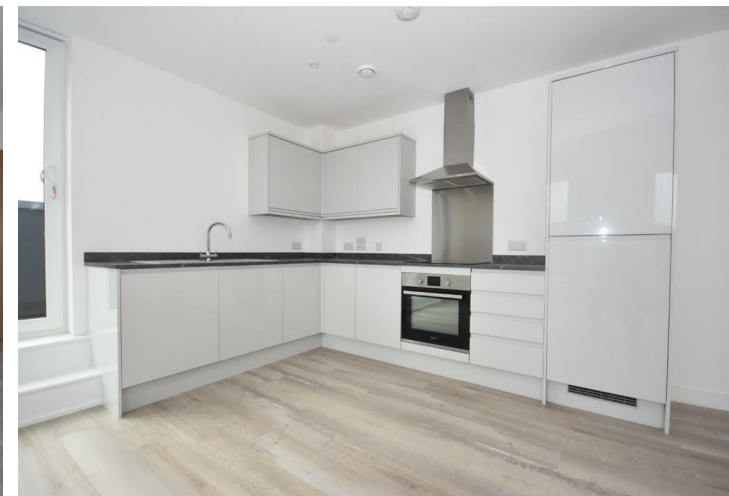
## Directions

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## Summary of Accommodation

### ACCOMMODATION

Entered via a solid wooden door into a welcoming hallway enjoying wood effect LVT flooring, a wall-mounted electric radiator, a wall-mounted audio/visual entry phone, a utility cupboard with space and plumbing provided for freestanding white goods and two recessed storage cupboards; one of which housing the hot water cylinder.

The open-plan kitchen/dining/living room is the heart of the home and enjoys continuation of wood effect LVT flooring, recessed ceiling spotlights, two additional ceiling light points, a wall-mounted electric radiator, a uPVC double-glazed window and two uPVC double-glazed sliding doors providing access to the wraparound balcony providing elevated views over Atlantic Wharf and Cardiff City Centre. The kitchen has been fitted with a range of wall and base units with laminate work surfaces. Integral appliances to remain include; a fridge/freezer, a 'Zanussi' electric oven, a 'Zanussi' 4-ring electric hob with an extractor fan over and a 'Candy' dishwasher. The kitchen further benefits from matching upstands, a bowl and a half composite sink with a mixer tap over and an extractor fan.

Bedroom one is a spacious double bedroom enjoying wood effect LVT flooring, a wall-mounted electric radiator and a uPVC double-glazed window providing yet more elevated views. The en-suite has been fitted with a 3-piece white suite comprising; a shower cubicle with the thermostatic shower over, a pedestal wash hand basin and a WC. The en-suite further benefits from continuations of wood effect LVT flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and a wall-mounted chrome towel radiator.

Bedroom two is another double bedroom and benefits from wood effect LVT flooring, a wall-mounted electric radiator and a uPVC double-glazed window.

The family bathroom has been fitted with a 3-piece white suite comprising; a panelled bath with a thermostatic shower over, a pedestal wash hand basin and a WC. The bathroom further benefits from wood effect LVT flooring, partially tiled walls, recessed ceiling spotlights, an extractor fan and a wall-mounted chrome towel radiator.

### ADDITIONAL INFORMATION

34 Eben Haezer House benefits from one allocated parking space.

Electric and water mains connected.

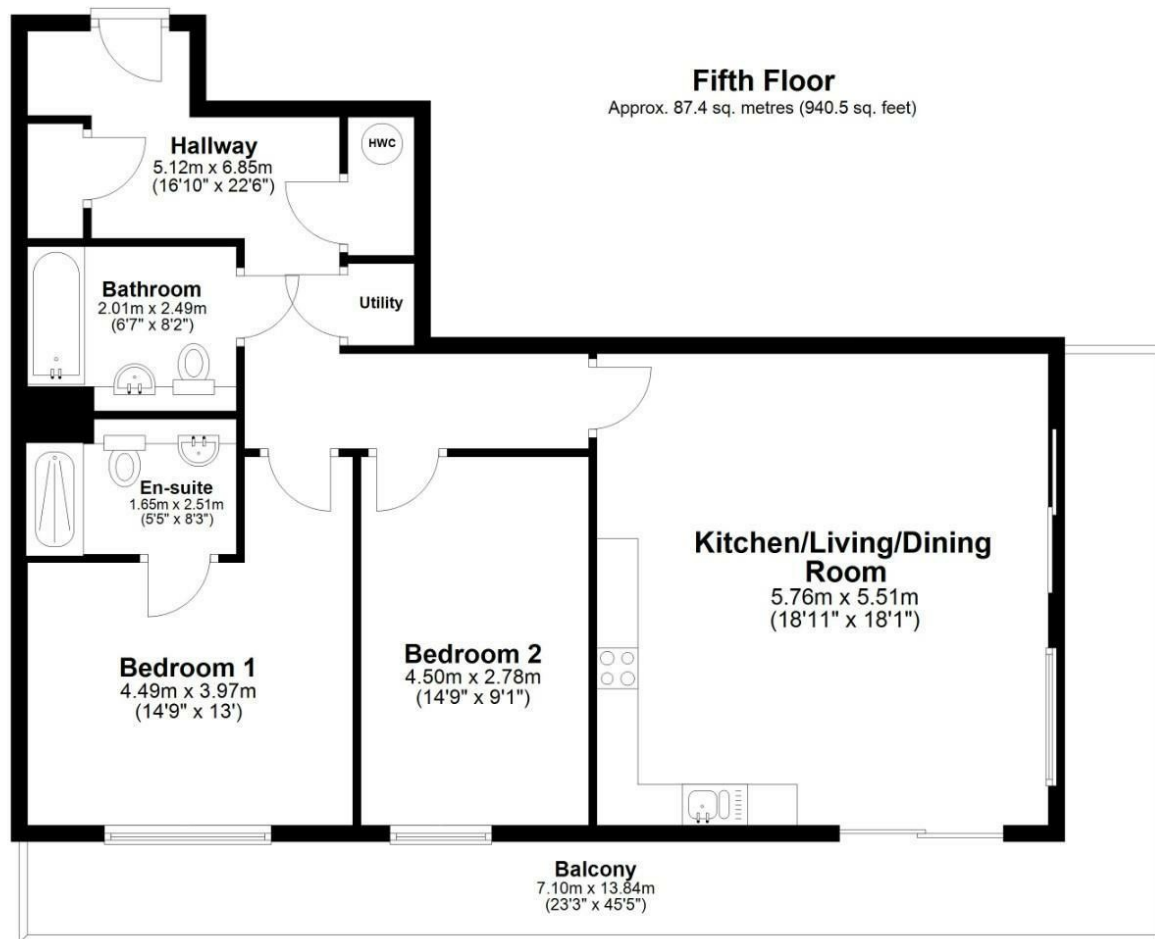
Leasehold (250 years from 2022).

We have been reliably informed that the service charge is £Xpa.

We have been reliably informed that the ground rent is £Xpa.





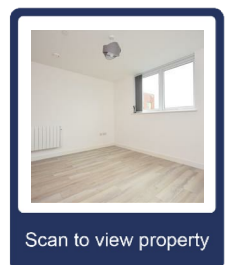


Total area: approx. 87.4 sq. metres (940.5 sq. feet)

Plan produced by Watts & Morgan LLP.  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	73	73
England & Wales		
	EU Directive 2002/91/EC	



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Any maps and floor plans included in these sales particulars are not accurate or drawn to scale and are intended only to help prospective purchasers visualise the layout of the property. They do not form any part of any contract.





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