

# FOR SALE

## GALLEON WAY CARDIFF BAY



Located in the popular Cardiff Bay area, on offer is a very attractive and modern 6<sup>th</sup> floor one bedroom apartment.

Offering fantastic views of Atlantic Wharf and beyond, and excellent transport links into the city centre and M4, this property is within walking distance to bars, restaurants, local shops, cinema, the Wales Millennium Centre, and Cardiff Bay Train station.

The property is decorated to a good standard and benefits from secure door entry and floor to ceiling windows in the lounge.



**70% Purchase price £91,000**  
**(100% Price - £130,000)**

**Viewings** Tuesday 3<sup>rd</sup> March 2026 between 5:00pm and 6:00pm

**Please contact** [LCHO@ccha.org.uk](mailto:LCHO@ccha.org.uk) to arrange a viewing time.

**Deadline for applications:** 10<sup>th</sup> March at 5.00pm

# Property Information

- **Open Plan Kitchen/Lounge/Dining Room:** (22.90sqm) 7.071m x 3.239m
- **Lounge:** Floor to ceiling Juliet Balcony with fantastic water views of Atlantic Wharf and surrounding areas. Carpet flooring to remain.
- **Kitchen:** Fully fitted kitchen with vinyl flooring to remain as part of the sale. White goods not included.
- **Bathroom:** (3.87sqm) 1.773m x 2.187m – white bath suite with overhead shower. Vinyl flooring to remain.
- **Master Bedroom:** (10.96sqm) 3.638m x 3.013m – spacious bedroom with water aspect. Items included in sale are carpet and double fitted combination wardrobe.
- **Hallway:** (4.09sqm) 1.227m x 3.335m.
- **Storeroom:** (0.57sqm) 0.735m x 0.782m.
- **Boiler Room:** (0.77sqm) 0.840m x 0.921m.
- **Parking:** undercroft **unallocated** parking
- **Service Charge:** £412.15 per quarter, which includes water rates, ground rent and buildings insurance. Ground rent which is included in the service charge is £100 per annum.
- **Council Tax:** Band C
- **Tenure:** Leasehold
- **EPC Rating:** C (70)

Please see individual rooms for items to be included in sale.

## More Information

This property is sold as SHARED EQUITY. The successful applicant will purchase a 70% equity share under the First Homes Cardiff Scheme and will be the 100% registered owner of the property on sale completion. Cardiff Community Housing Association will retain the remaining 30% equity share in the property.

Rent is not payable on the 30%.

### Disclaimer

These sales particulars are for general guidance purposes only. They do not form or constitute any part of an offer or contract. We have not carried out a structural survey of the property and any services, appliances of specific fittings mentioned in these details have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and must not be relied upon when purchasing carpets and other fixtures and fittings. Lease details, service charges and ground rent (where applicable) are given only and should be checked and confirmed by a licensed conveyancer prior to exchange of contracts.

