



APARTMENT IN AN ICONIC BUILDING IN THE HEART OF CARDIFF BAY

3 EMPIRE HOUSE
MOUNT STUART SQUARE, CARDIFF BAY CF10 5LR

savills

UNIQUE DUPLEX APARTMENT IN AN ICONIC GRADE II* LISTED BUILDING IN THE HEART OF CARDIFF BAY.

3 EMPIRE HOUSE MOUNT STUART SQUARE, CARDIFF BAY CF10 5LR

High specification duplex apartment ♦ Grade II* listed conversion
♦ No onward chain ♦ Allocated, gated parking ♦ Many original
features in the communal areas giving a feeling of grandeur ♦
EPC rating = F

Situation

Originally built by Cardiff architects Percy Thomas and Ivor Jones in 1926, Empire House was the vision of commander Charles E Evans, chairman of Evans and Reid, one of the largest coal exporters in Wales. This building became an iconic landmark within Mount Stuart Square. It now has Grade II* listed status.

The building was converted to 37 luxury apartments, completed in 2014.

The communal entrance give a feeling of luxury and grandeur with ornate mouldings and mahogany panelling with a refurbished period lift with exposed workings providing a centrepiece.

Description

This ground floor apartment is an example of a modern duplex with high specification fittings throughout. It features underfloor heating and tiled flooring. Entered into a spacious hall with a modern spiral staircase in chrome and Perspex taking you to the first floor.

The open plan living/dining/kitchen features a dramatic double height ceiling with French doors opening onto a private paved terrace with ample seating for al fresco dining and the luxury of a hot tub.

The kitchen has a combination of wall and base units with granite worktops. Integrated appliances include an oven, hob with extractor over, dishwasher, fridge/freezer and sink and drainer.

There is a large double bedroom with fitted wardrobes and a luxury bathroom with Porcelanosa fittings to complete the downstairs accommodation.

To the first floor is a generous landing leading to the master bedroom with fitted wardrobes. The bathroom is finished beautifully, again with Porcelanosa fittings. Finally, there is a dressing room in the mezzanine, overlooking the living area



with a range of fitted wardrobes. There is potential for this to be converted into a third bedroom.

Additional benefits include a concierge on-site, storage cage in the lower ground floor as well as allocated, gated parking.

Tenure:

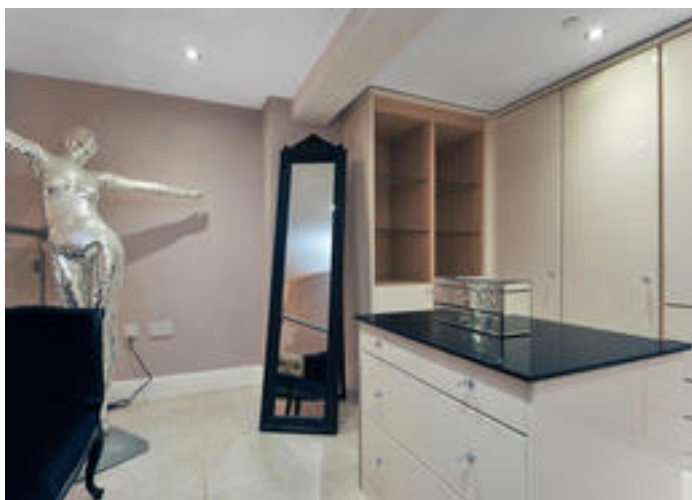
Leasehold

Local Authority:

Cardiff

Viewing:

Strictly by appointment with Savills

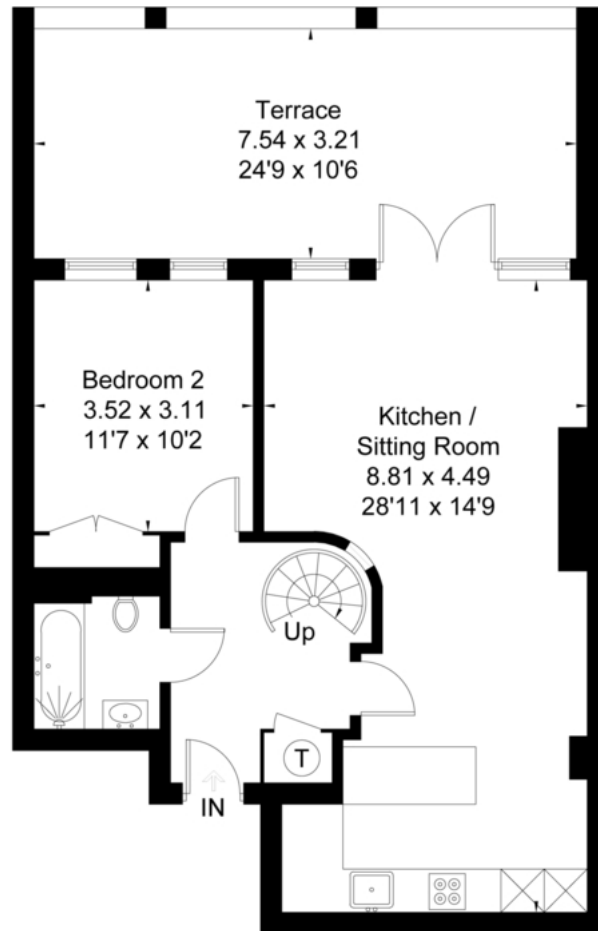


3 Empire House, Cardiff Bay, CF10 5LR

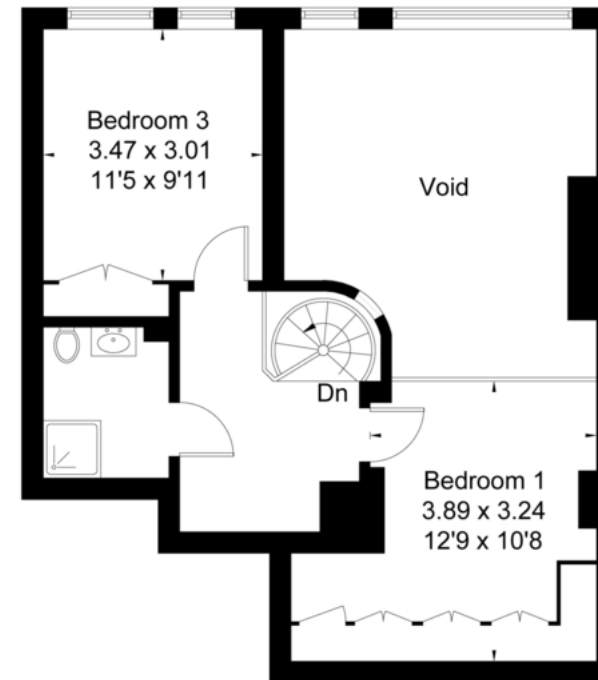
Gross Internal Area (approx) = 99.8 sq m / 1074 sq ft (Excluding Void)

For identification only. Not to scale.

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Ground Floor



First Floor

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	36	36
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		