

414 Catrine Watkiss Way

Cardiff, CF11 0SB

Asking Price £185,000

HARRIS & BIRT

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Harris & Birt are excited to offer this third floor, balcony apartment with water views, two double bedrooms and an allocated parking space.

As part of the popular Victoria Wharf waterfront development, this apartment boasts the added benefit of a 24-hour concierge and gated security, ensuring peace of mind for residents. This stylish abode features, open living, bathroom and two double bathrooms, including an ensuite for the principle bedroom, providing convenience and privacy.

One of the standout features of this apartment is the balcony, which offers picturesque water views, perfect for enjoying a morning coffee or unwinding after a long day.

Situated in close proximity to Cardiff Bay, the Cardiff International Sports Village, and Penarth Marina, residents will find themselves surrounded by a wealth of leisure activities, dining options, and scenic walks. The vibrant atmosphere of Cardiff is just a stone's throw away, making this location both convenient and desirable.

With no onward chain, this property is ready for you to move in and make it your own. Don't miss the opportunity to own a piece of this thriving waterfront community.







Accommodation

Communal Entrance Hallway
Entered via a secure telephone door entry system to the foyer with staircase and lift accessing the third floor to the apartment.

Entrance Hallway
Entered via a wooden door to the entrance hallway. Fitted carpet. Skirting boards. Storage cupboard housing water tank . Two inset ceiling cluster spot lights. Doors leading to:

Living / Dining Area 15'0 x 14'4 (4.57m x 4.37m)
Fitted carpet. Skirting boards. Two inset ceiling strip spot lights. Full length double glazed windows and double glazed door opening to the balcony with river views. Opening to:

Kitchen 8'3 x 9'4 (2.51m x 2.84m)
Tiled floor. A range of wall and floor level units, Integrated 'Neff' dishwasher, Integrated 'Neff' fan assisted oven, ceramic four ring hob, Stainless steel splash back, Stainless steel 'Neff' extractor fan, One and a half stainless steel sink with draining board and chrome mixer tap over, Space for a fridge/freezer, Space for a washing machine, Roll top work tops, Under unit spot lights. Inset ceiling spot lights.

Bedroom One 12'3 x 15'0 (3.73m x 4.57m)
Fitted carpet. Skirting boards. Built in wardrobes. Ceiling pendant light fitting. Double glazed window to the rear aspect. Door to:

Ensuite 7'9 x 5'1 (2.36m x 1.55m)
Tiled floor. Vanity wash hand basin with tiled splash back, shaver power point and low level WC. Tiled shower cubical with chrome shower head and glass door. Wall mounted towel radiator. Inset ceiling spot lights.

Bedroom Two 9'2 x 9'8 (2.79m x 2.95m)
Fitted carpet. Skirting boards. Built in wardrobes. Double glazed window to the rear aspect.

Bathroom 6'9 x 7'5 (2.06m x 2.26m)
Tiled floor. Vanity wash hand basin with tiled splash back, shaver power point and low level WC. Panelled bath. Wall mounted towel radiator. Inset ceiling spot lights.

Parking
Allocated parking space listed as '414'.

Services
Mains Electricity, Mains Water, Mains Drainage.

Tenure & Service Charges
Tenure - Leasehold
Term of Lease - 125 years 01/01/2006
Ground Rent - £150.00
Service Charge - £4007.00

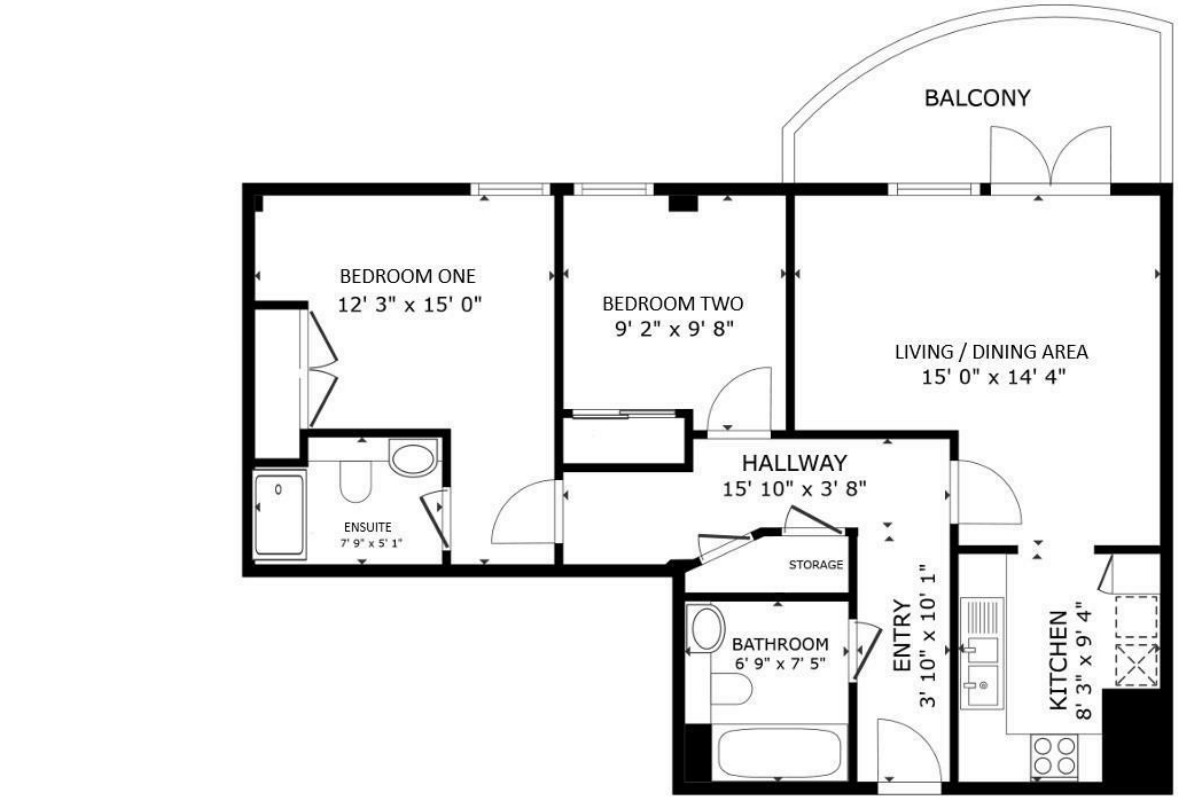
Directions
From our office head south on Caerphilly Road/A469, Turn left onto the A48 slip road to M4(E)/Newport/University Hospital, At Gabalfa Interchange, take the 4th exit onto Western Avenue, Merge onto Western Ave/A48 via the slip road to Cardiff (W)/Cardiff Airport/Cardiff Metropolitan University//Talybont Student Residences, Turn left onto Mill Lane/A4119, Turn left onto Cardiff Road/A4119, Continue straight onto Llandaff Road/B4267, Turn left onto Cowbridge Road E/B4267, Slight right onto Leckwith Road/B4267, At the roundabout, take the 2nd exit onto the A4232 slip road to Barry/A4055/Barri/Penarth/A4160, Merge onto Grangetown Link/A4232, Take the A4055 exit towards Barry/Barri/Penarth/A4160, At the roundabout, take the 1st exit, Turn left onto Dunleavy Drive, At the roundabout, take the 1st exit and stay on Dunleavy Drive, Turn right onto Watkiss Way, Turn right at gates at the concierge office of Victoria Wharf.


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FLOOR PLAN

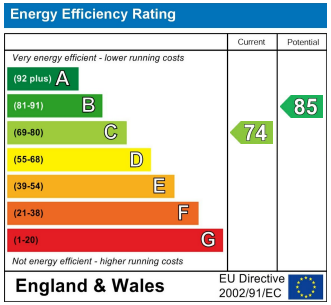
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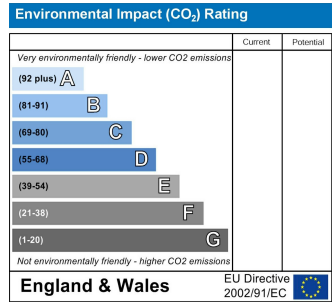
GROSS INTERNAL AREA
FLOOR PLAN 734 sq.ft.
EXCLUDED AREAS : BALCONY 85 sq.ft.
TOTAL : 734 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Matterport









HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

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