

Bayscape,

Watkiss Way, Cardiff, CF11 0TB



Estate Agents and
Chartered Surveyors

Asking Price Of

£385,000



Two Bedroom Duplex Apartment



Property Description

****FANTASTIC WATER VIEWS* DUPLEX APARTMENT* NO CHAIN**** MGY are pleased to present for sale, a superb two bedroom, seventh floor duplex apartment in the popular waterfront Bayscape development, within Cardiff Marina. The spacious accommodation over two floors, comprises of entrance hall, open plan lounge/diner, high specification kitchen, two large double bedrooms (master en-suite), bathroom and large terrace with ample sun and stunning views of Cardiff Marina, Cardiff Bay and beyond. The modern property further benefits from underfloor heating, double glazing throughout and video entry intercom system. The property is within distance to Cardiff Bay, Penarth Marina, Cogan train station and local amenities and cafés. The prestige development benefits from an onsite concierge service and landscaped communal grounds. Bike storage and an allocated undercroft parking space. EWS1 form in place. Rarely available. No chain.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,249 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

The contemporary development connects you to the circular path around Cardiff Bay, with links to Mermaid Quay and its fabulous bars, cafes and restaurants. Situated close to Cardiff Bay Retail Park and with frequent public transport and excellent links to the A4232 and M4. Cogan train station is also a short walk away. The waterfront development is minutes from Cardiff International Pool and White Water, Pier 64 and the Old Custom House restaurant. Penarth Pier, Ice Arena Wales and Cardiff Bay barrage are also in close proximity.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Wood effect, Karndean flooring. Underfloor heating. Large storage cupboard with two separate doors. Additional storage cupboard. Wall mounted Paxton colour video entry intercom system. Smoke alarm. Spotlights. Oventrop thermostat controls. Sprinkler system.

LOUNGE/DINER/KITCHEN

Large double glazed windows and patio door, leading to exceptionally large paved terrace. Stunning water views of Cardiff Marina. Ample natural daylight. Wood effect Karndean flooring. Underfloor heating. T.V Aerial point.

Telephone point. Two Smoke alarms. Open plan living. Modern fitted kitchen designed by Hacker, with sleek gloss cabinets. Base and wall units, with engineered splashbacks and worktops, incorporating stainless steel inset sink, with chrome mixer tap. Smeg appliances throughout. Built in microwave, oven, four ring ceramic hob and stainless steel extractor hood over, with lighting. Ample storage. Under unit lighting. Integrated fridge freezer and dishwasher. Door leading to additional storage cupboard, housing hot water tank and space for washing machine. USB sockets. Spotlights. Sprinkler system. Oventrop thermostat controls. Open plan living.

TERRACE

Exceptionally large paved terrace, with ample sun and stunning views of Cardiff Marina, Cardiff Bay and beyond. Accessed from the living room.

CLOAKROOM

Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin. W.C. Heated towel rail. Spotlights.

FIRST FLOOR

Carpeted flooring. Storage cupboard. Spotlights. Doors leading to both bedrooms.

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MASTER BEDROOM

Large double glazed windows to front. Stunning water views of Cardiff Marina. Ample natural daylight. Spacious double bedroom. Carpeted flooring. T.V Aerial point. Telephone point. Underfloor heating. Spotlights. Oventrop thermostat controls. Sprinkler system. Door leading to bathroom.

BATHROOM

Large modern Tissino bathroom. Porcelanosa tiled flooring. Fully tiled Porcelanosa walls. Tiled bath, with shower over and glass shower screen. Wall mounted vanity enclosed wash hand basin, with dual tap. Wall mounted mirror. W.C, with dual flush. Inset storage with lighting. Heated chrome towel rail. Spotlights. Sprinkler system.

BEDROOM TWO

Large double glazed windows to rear. Stunning water views of Cardiff Marina. Ample natural daylight. Double bedroom. Carpeted flooring. T.V Aerial point. Telephone point. Underfloor heating. Spotlights. Oventrop thermostat controls. Sprinkler system. Door leading to en-suite.

EN-SUITE

Modern Tissino en-suite. Double glazed windows to rear. Porcelanosa tiled flooring. Fully tiled Porcelanosa walls. Double shower cubicle. Wall mounted vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Heated chrome towel rail. Spotlights. Sprinkler system.

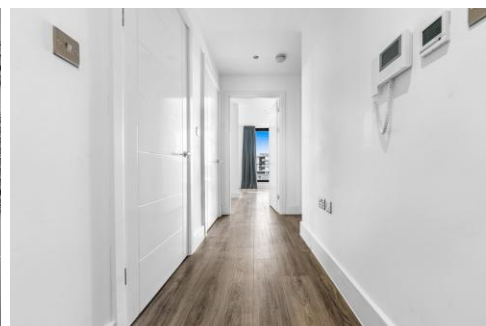
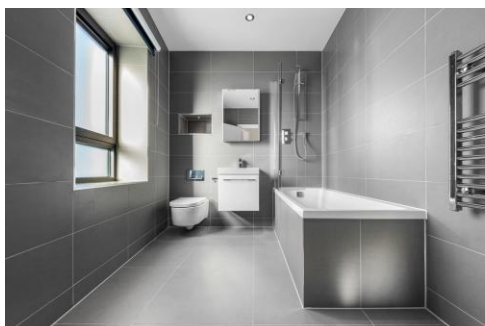
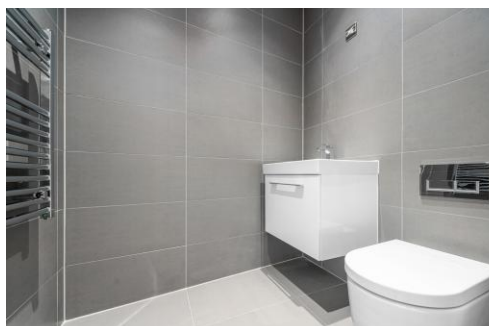
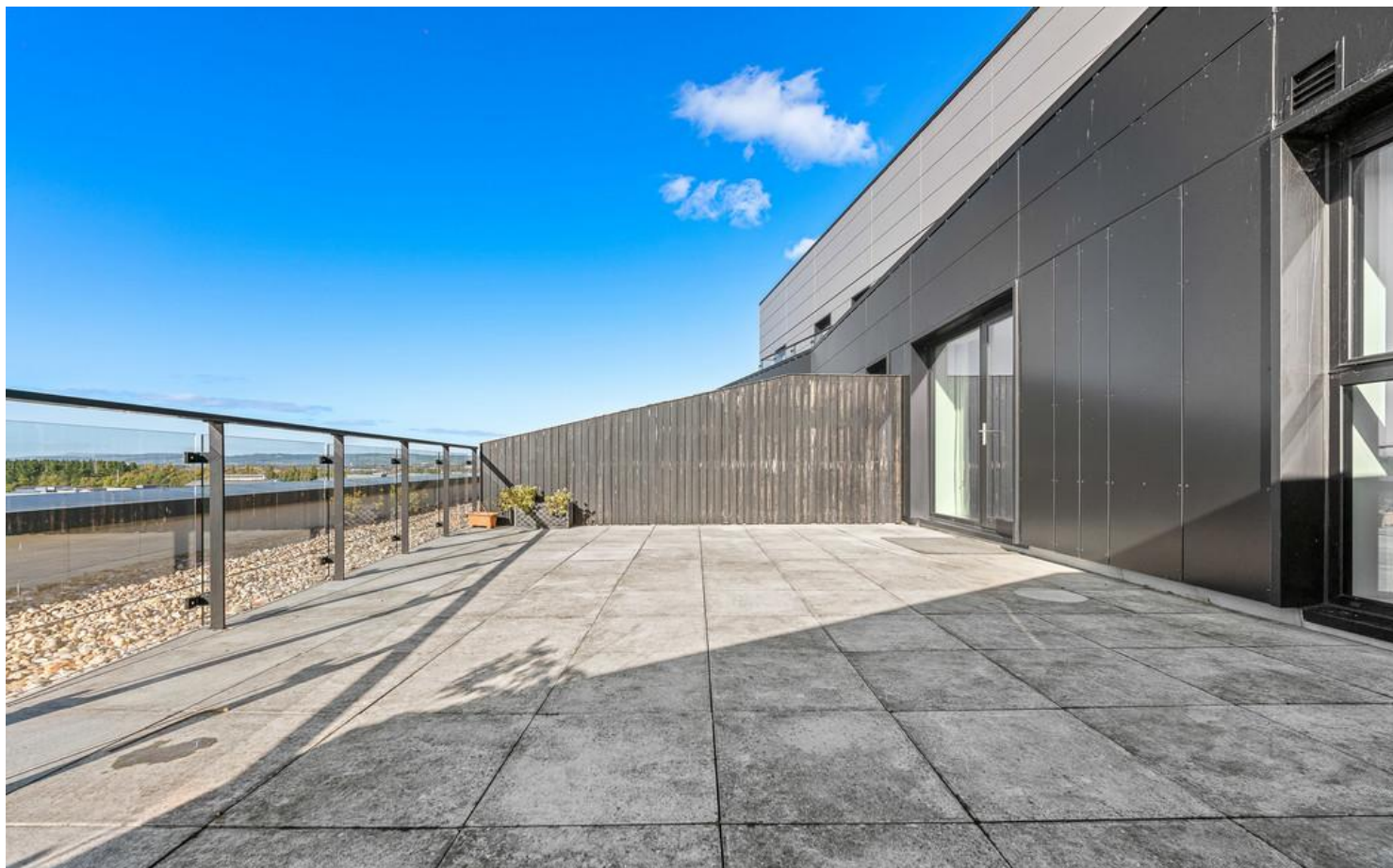
PARKING

Allocated undercroft parking space.

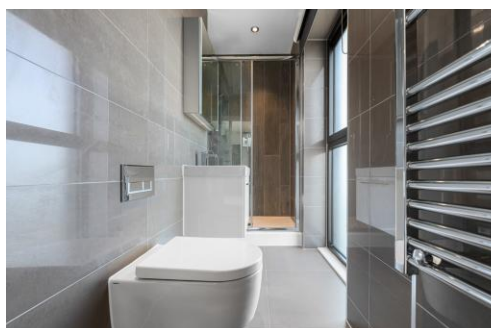
TENURE

MGY are advised that the property is leasehold, with a lease of 250 years from 2018. Service charges of £3,989.70 per annum, which includes building insurance, onsite concierge, gas underfloor heating, bike storage, landscaped communal grounds, maintenance of internal and external communal areas, CCTV, secure fob access and video entry intercom system, lift maintenance, regular cleaning and refuse disposal and an allocated undercroft parking space. Ground rent £250 per annum.

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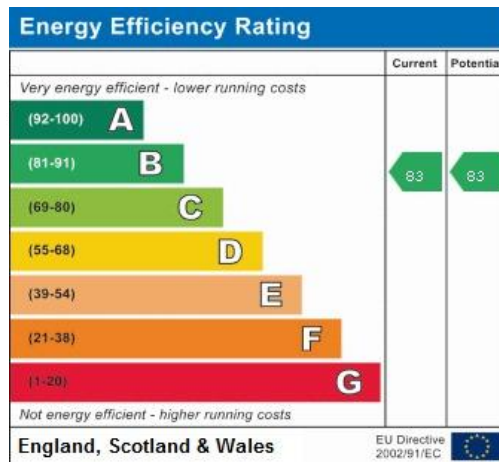
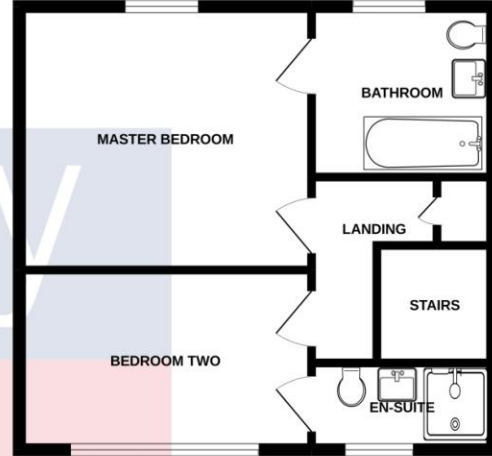
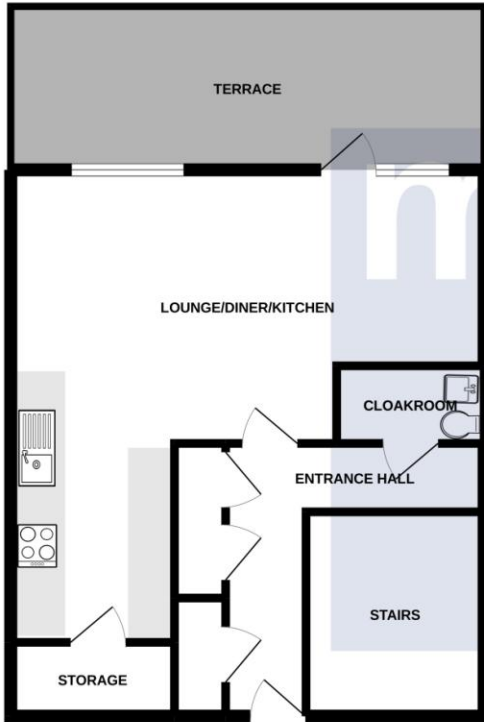
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GROUND FLOOR

1ST FLOOR



Cardiff 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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