

# Bayscape, Watkiss Way,

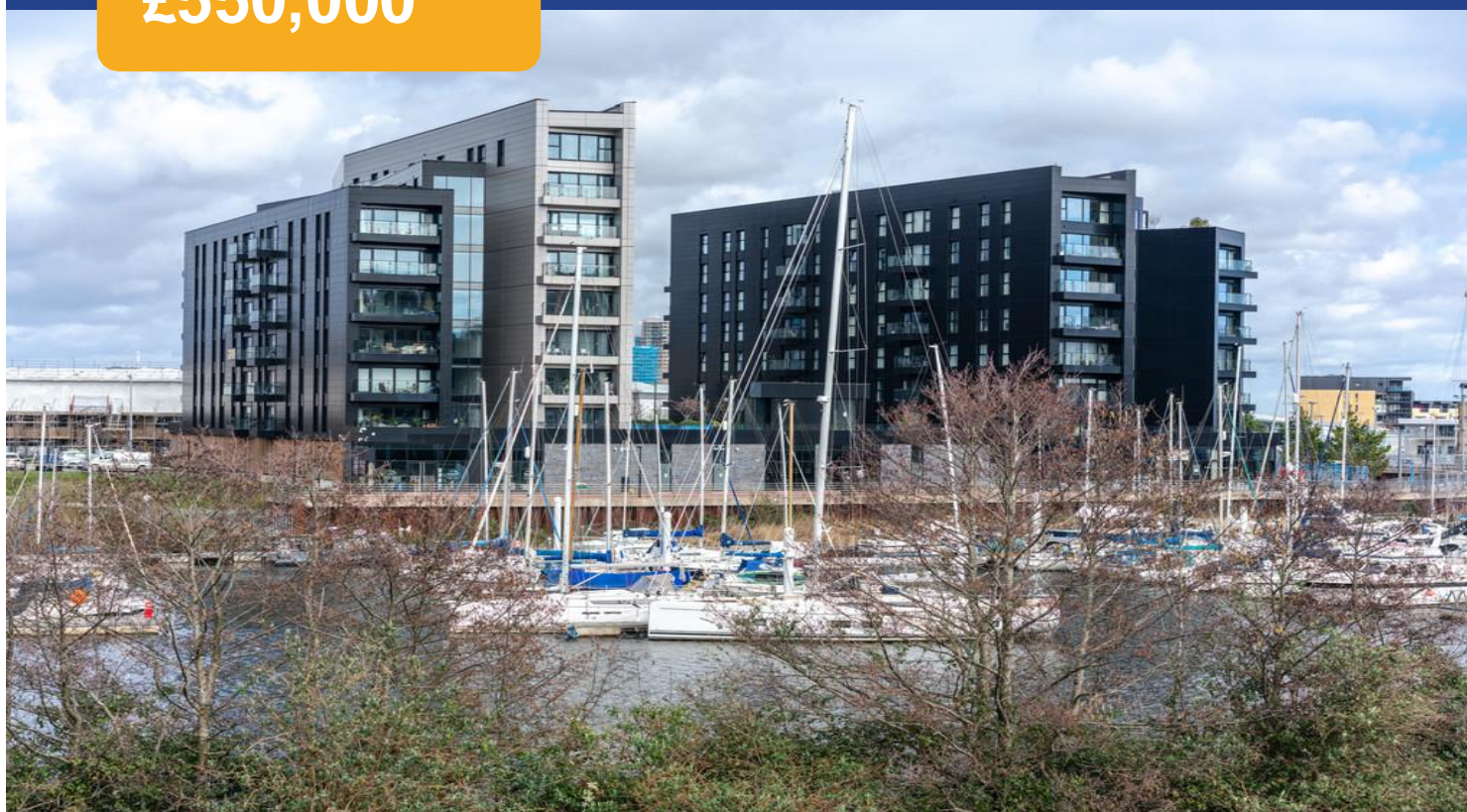
Cardiff Bay, Cardiff, CF11 0TB



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£550,000**



Three Bedroom Penthouse

3

3

4

2

# Property Description

**\*\*FANTASTIC WATER VIEWS\* DUPLEX PENTHOUSE APARTMENT\* NO CHAIN\*\*** A superb three 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/kitchen/diner, reception room and cloakroom to the ground floor, three large double bedrooms (two with en-suite), and family bathroom to the first floor. The property further benefits from a large terrace with ample sun and stunning views the Marina, Cardiff Bay and beyond. The property is close 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. Secure gated access to an allocated undercroft parking space. EWS1 form in place. 2,131.25 sq ft.

**Tenure Leasehold**

**Council Tax Band H**

**Floor Area Approx 2,131 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. Spacious entrance hall. Wood effect, Karndean flooring. Underfloor heating. Two storage cupboards, one with space for washing machine. Wall mounted Paxton colour video entry intercom system. Smoke alarm. Spotlights. Oventrop thermostat controls. Sprinkler system. Carpeted flooring leading to first floor.

## LOUNGE/KITCHEN/DINER

33' 7" x 26' 4" (10.26m x 8.03m)

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. USB sockets. Spotlights. Sprinkler system. Oventrop thermostat controls. Open plan living.

## TERRACE

35' 4" x 17' 8" (10.79m x 5.39m)

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

## RECEPTION ROOM

10' 2" x 9' 10" (3.11m x 3.00m)

Double glazed windows to front. Wood effect, Karndean flooring. T.V Aerial point. Telephone point. Underfloor heating. Spotlights. Oventrop thermostat controls. Sprinkler system.

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## CLOAKROOM

5' 4" x 4' 8" (1.65m x 1.44m)

Tiled flooring. Fully tiled walls. Vanity enclosed wash hand basin. W.C. Wall mounted mirror. Extractor fan. Spotlights.

## FIRST FLOOR

Carpeted flooring. Doors leading to bedrooms and family bathroom.

## MASTER BEDROOM

13' 8" x 12' 9" (4.17m x 3.89m)

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 en-suite.

## EN-SUITE

9' 3" x 6' 6" (2.83m x 2.00m)

Modern Tissino en-suite. Double glazed windows to front. Porcelanosa tiled flooring. Fully tiled Porcelanosa walls. Double shower cubicle, with rainfall shower and additional shower attachment. Wall mounted vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Heated chrome towel rail. Extractor fan. Wall mounted mirrored vanity unit. Spotlights.

## BEDROOM TWO

17' 10" x 11' 11" (5.46m x 3.64m)

Large double glazed windows to front. 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.

## BATHROOM

9' 3" x 8' 11" (2.84m x 2.74m)

Large modern Tissino bathroom. Porcelanosa tiled flooring. Fully tiled Porcelanosa walls. Tiled bath. Separate shower cubicle, with rainfall shower and additional shower attachment. Wall mounted vanity enclosed wash hand basin, with dual tap. Wall mounted mirrored vanity unit. W.C, with dual flush.

Two storage cupboards. Inset storage with lighting. Heated chrome towel rail. Spotlights. Sprinkler system.

## BEDROOM THREE

26' 2" x 11' 8" (7.98m x 3.57m)

Large double glazed windows to rear. 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

9' 4" x 6' 1" (2.85m x 1.86m)

Modern Tissino en-suite. Double glazed windows to rear. Porcelanosa tiled flooring. Fully tiled Porcelanosa walls. Double shower cubicle, with rainfall shower and additional shower attachment. Wall mounted vanity enclosed wash hand basin, with dual tap. W.C, with dual flush. Heated chrome towel rail. Extractor fan. Wall mounted mirrored vanity unit. Spotlights.

## PARKING

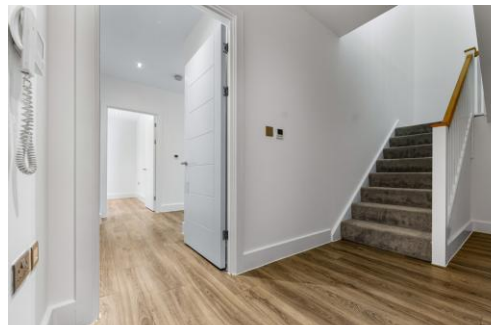
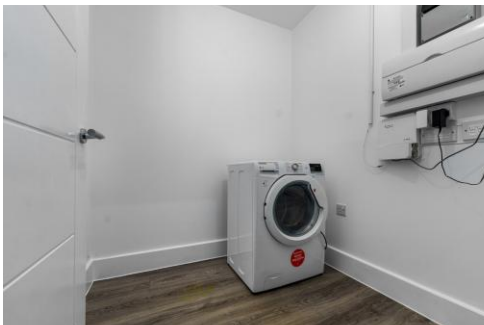
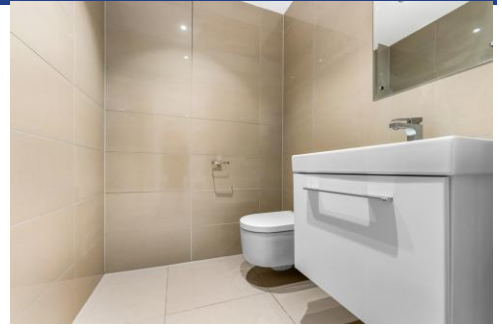
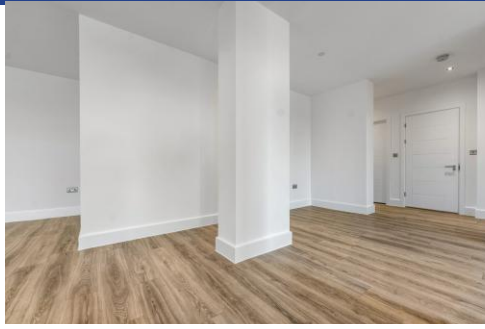
Secure gated access to one allocated undercroft parking space.

## TENURE

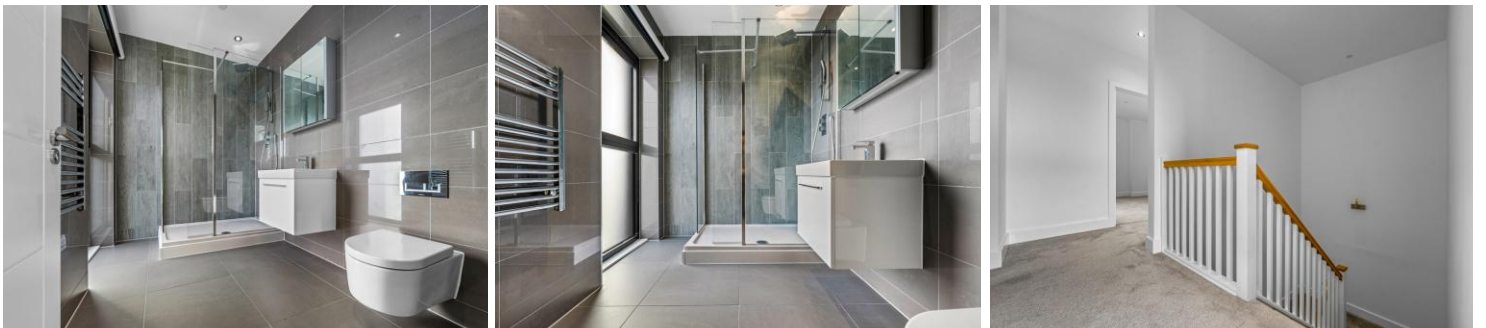
MGY are advised that the property is leasehold, with a lease of 250 years from 2018. Service charges of £6,812.90 per annum, which includes building insurance, onsite concierge, gas underfloor heating, bike storage, landscaped communal grounds, maintenance of internal and external communal areas, CCTV, secure fob access and video entry intercom system, lift maintenance, secure gated access to an allocated undercroft parking space and regular cleaning and refuse disposal. Ground rent £250 per annum.



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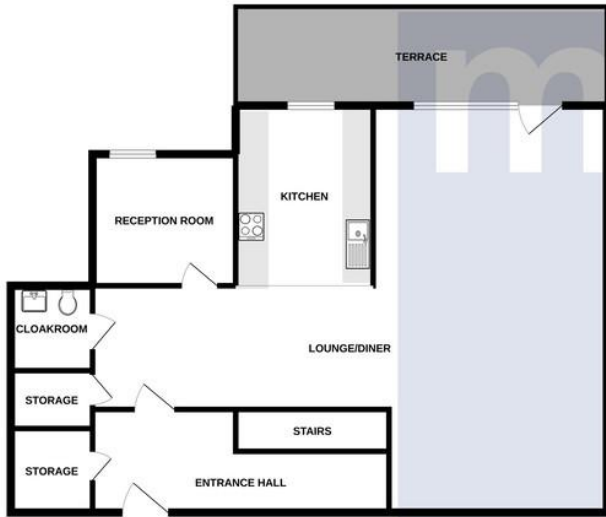


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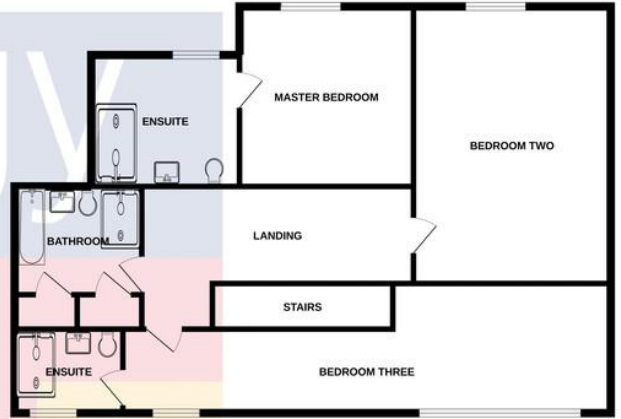


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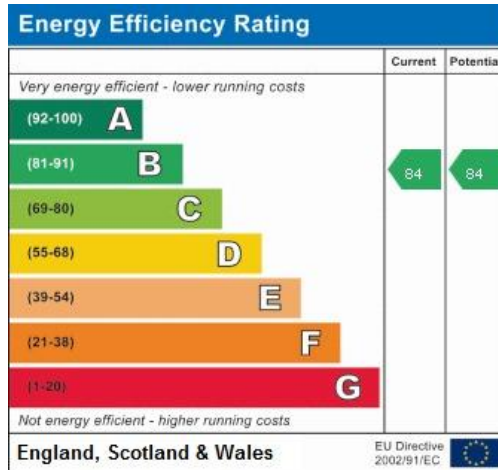
GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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