

**Waterford House, Bayscape, Watkiss Way, CF11 0TB**  
**£585,000**



- Three Bedrooms
- No Onward Chain
- On Site Concierge
- Cardiff Bay Location
- Fantastic Views
- Pristine & Immaculate
- EPC Rating B

# Description...

An outstanding three-bedroom, duplex apartment located in the highly sought-after Bayscape development, nestled within Cardiff Marina. This spacious and contemporary residence spans two floors, offering impressive living space throughout. Briefly comprising open plan lounge/kitchen/diner, and a convenient cloakroom on the ground floor. The first floor boasts three generously sized double bedrooms (one with en-suite facilities) and a modern family bathroom.

Boasting modern design and luxury features, this property showcases a large terrace that captures an abundance of sunlight, providing a stunning panoramic vista of views of Cardiff and beyond. Additional benefits include underfloor heating, double glazing throughout, and a video entry intercom system, ensuring comfort, convenience, and security.

Perfectly positioned, the property enjoys easy access to Cardiff Bay, Penarth Marina, Cogan train station, and a variety of local amenities and charming cafés. The esteemed Bayscape development offers an onsite concierge service, enhancing the overall living experience. Furthermore, residents can take advantage of bike storage facilities and secure gated access to an allocated undercroft parking space.

With an EWS1 form in place, this property provides peace of mind and complies with safety regulations. Offering a generous floor area of 2,142 sq ft (199m<sup>2</sup>), this exceptional residence is offered for sale with no chain, presenting an outstanding opportunity for those seeking an idyllic waterfront lifestyle.

## Additional Information:

Tenure: Leasehold

EPC Rating: B

Council Tax: H

Service Charge: £ 6,846.82 pa

Ground Rent: £250.00 pa

# Accommodation...

- Entrance Hallway
- Ground Floor WC
- Dining Area
- Kitchen
- Lounge
- First Floor Landing
- Bedroom One
- En-suite Shower Room
- Bedroom Two
- Bedroom Three
- Family Bathroom

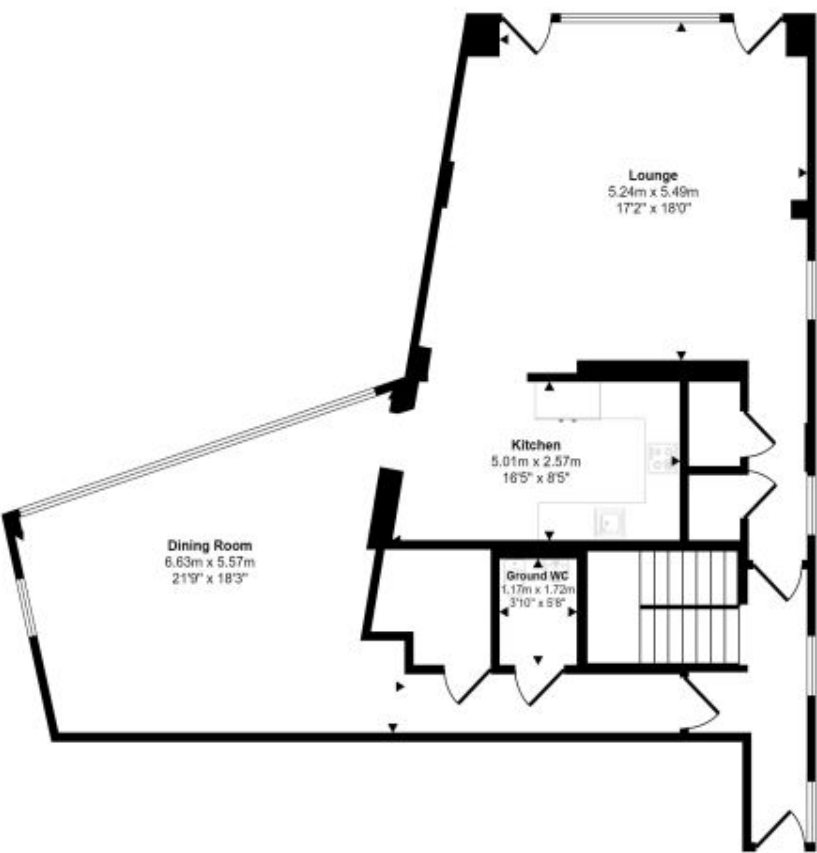




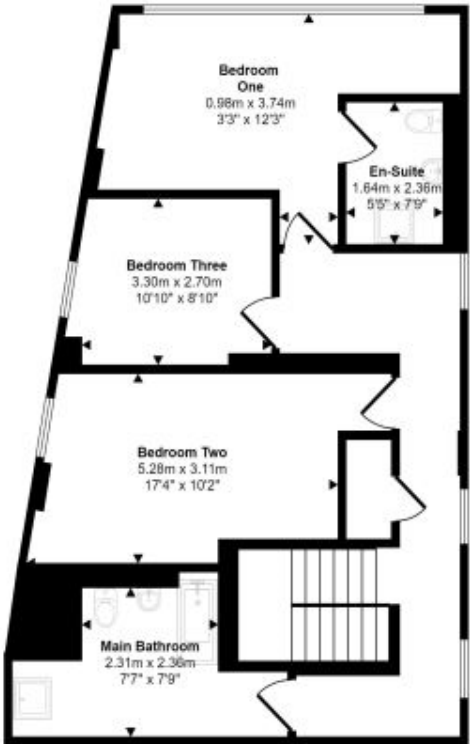


# Floorplan

Approx Gross Internal Area  
186 sq m / 2000 sq ft



Ground Floor  
Approx 106 sq m / 1141 sq ft



First Floor  
Approx 80 sq m / 859 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

# Energy Rating

