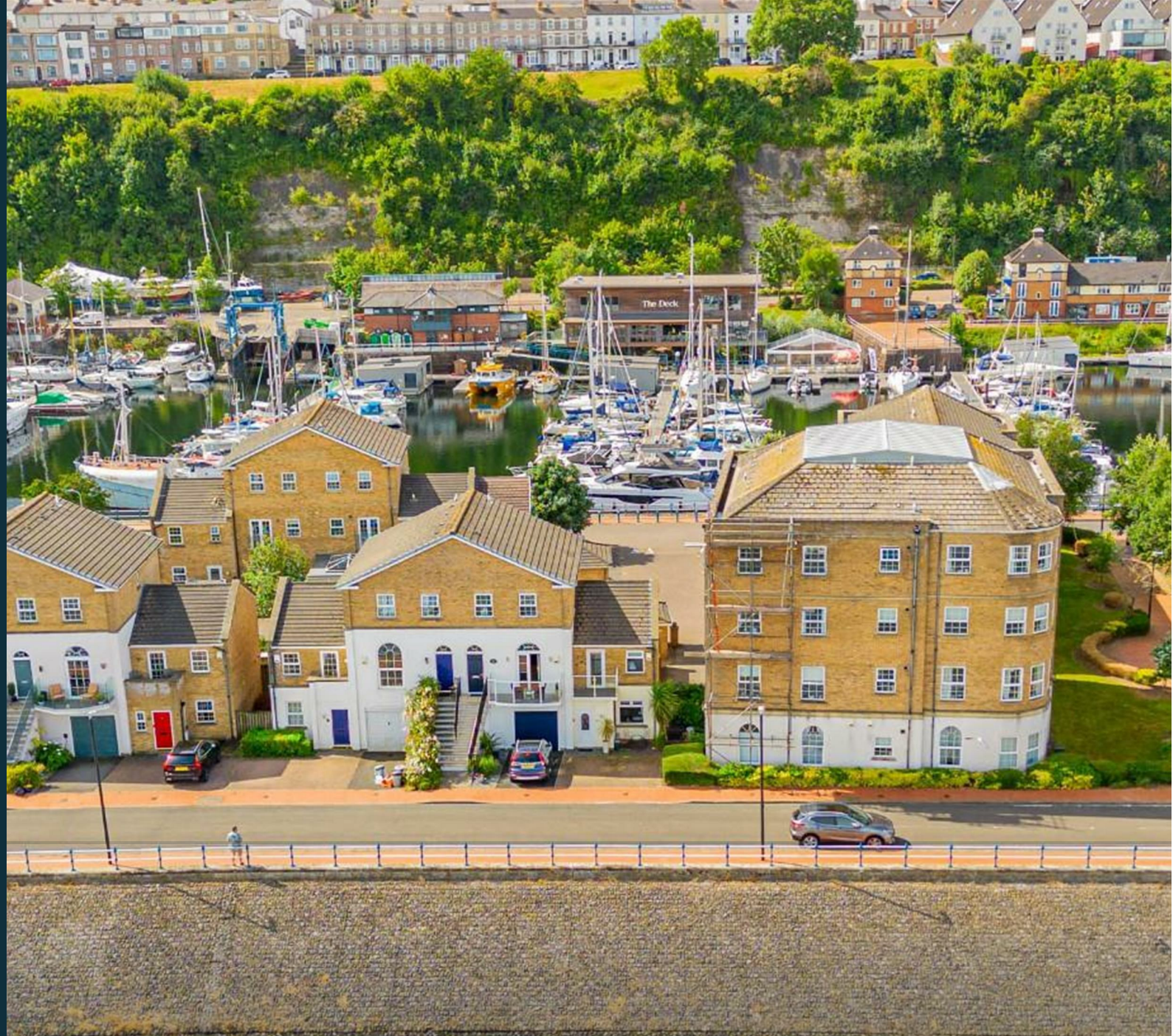


CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



JOHN BATCHELOR WAY



#### PORCH

Built in cloaks cupboard.

#### LOUNGE

5.23m x 3.84m (17'2" x 12'7")

Spacious living room, window to front affording a water view of the lake, contemporary grey laminate floor, TV point, telephone point, stairs rise to the first floor with generous cupboard under.

#### KITCHEN

3.84m x 2.62m (12'7" x 8'7")

Fitted with a range of contemporary Hi Gloss white wall and base units - laminate worktop and inset one & half bowl sink & drainer with mixer tap, integrated fridge & freezer, plumbing for washing machine with built in oven, hob & hood, grey laminate flooring, features include 2 corner carousel units and under lighting, window to rear plus door to garden.

#### FIRST FLOOR LANDING

Access to all rooms plus trap door with wooden 'Slingsby' retractable ladder leading to a boarded loft.

#### BEDROOM 1

3.86m x 2.59m (12'8" x 8'6")

Master double bedroom with window to front plus glazed door leading onto a glass fronted balcony facing the water and therefore benefitting from a spectacular and uninterrupted water view towards Cardiff Bay.

#### BEDROOM 2

3.84m x 2.67m (12'7" x 8'9")

Double bedroom, 2 windows to rear with a view towards the yachts moored in the main basin.

#### SHOWER ROOM

Stylishly appointed modern white suite comprising triple shower area with glass screen, vanity wash hand basin - 2 soft close drawers and close coupled wc, tiled surround and tiled floor, window to side, heated chrome towel rail, over stairs generous airing cupboard housing the gas combination boiler.

#### GARDEN

Open frontage with brick paved hard stand for off road parking and shrub borders including mature palm. Enclosed rear courtyard garden - South Westerly facing, boundary wall & paved.

#### INFORMATION

We believe the property is freehold.




Council banding is Band F - £2,893.28 (2024-2025)





## JOHN BATCHELOR WAY

, CF64 1SD - £325,000

 2 Bedroom(s)  1 Bathroom(s)  764.24 sq ft

For sale with no on-going chain and boasting a spectacular water view directly overlooking the lake towards Cardiff Bay & beyond is this waterfront end of link. Beautifully presented internally and benefitting from rear view of the yachts moored in the main basin. Improvements are to include a refitted contemporary kitchen, refitted & stylishly appointed shower room, refitted upvc double glazing and refitted gas combination boiler - (2021). Within the Marina are fine restaurants - The Deck & The Custom House with La Marina, a short walk over the Pont Y Warri bridge takes you into the sports village of Cardiff Bay with access over the barrage again into the heart of Cardiff Bay. Briefly comprising an entrance porch, spacious lounge, fitted kitchen - integrated fridge & freezer plus built in oven & hob, 2 large double bedrooms with access from the master onto a glass fronted decked balcony overlooking the water plus the stylish shower room completes the accommodation. Complimented by upvc double glazing, gas central heating with replacement flooring/carpets throughout. To the front a brick paved hard stand allowing twin off road parking plus an enclosed South Westerly facing rear garden perfectly positioned for the afternoon/evening sun. Viewing highly recommended.



### PROPERTY SPECIALIST

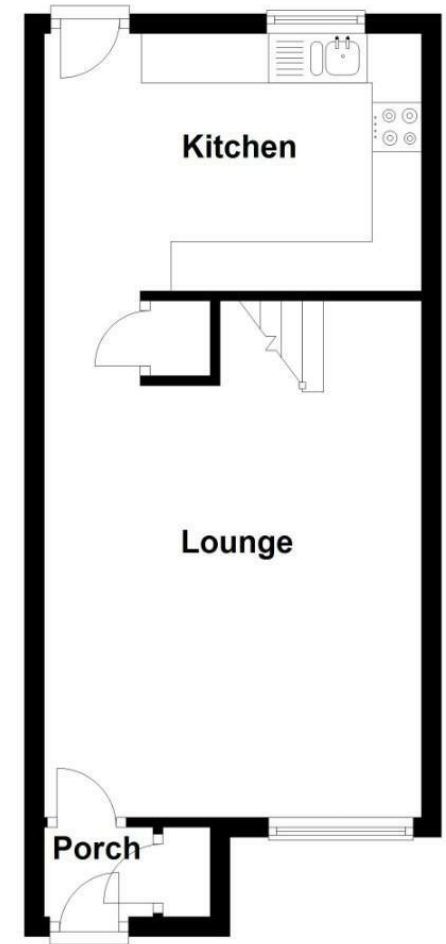
Mr Paul Davies  
paul.davies@jeffreygross.co.uk  
Negotiator



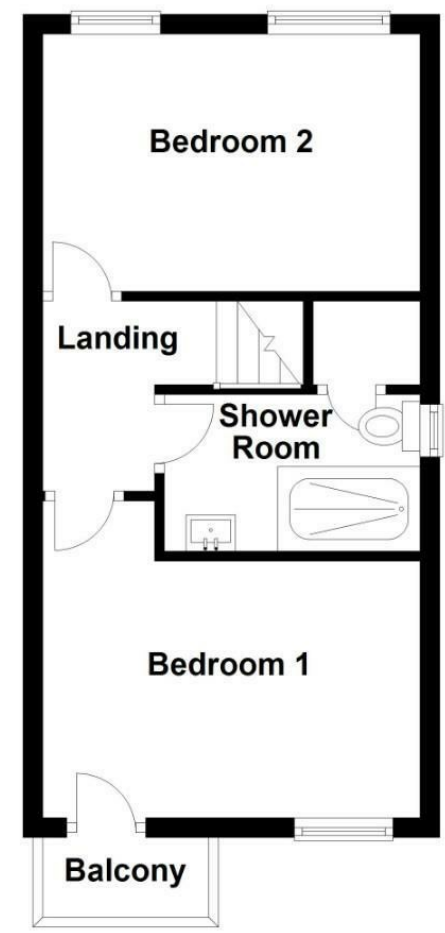


John Batchelor Way, Penarth

**Ground Floor**  
Approx. 32.1 sq. metres (345.9 sq. feet)



**First Floor**  
Approx. 30.4 sq. metres (327.6 sq. feet)



Total area: approx. 62.6 sq. metres (673.5 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	