



**Douglas House, Ferry Court, Cardiff, CF11 0LD**

## **Welcome to**

### **Douglas House, Ferry Court, Cardiff**

Now available to mortgage buyers this beautifully presented apartment on the 4th floor boasts water views from a balcony and access to an array of amenities including pool and gyms. With two double bedrooms, contemporary bathroom, ensuite, kitchen replete with appliances, lift access and parking.

#### **Entrance Hall**

Telephone security entrance phone, electric radiator, airing cupboard housing hot water tank.

#### **Living/ Dining/ Kitchen Room**

14' 5" x 16' 11" ( 4.39m x 5.16m )

#### **Lounge**

Double glazed sliding door and picture window to balcony with water views, electric heater, open plan to kitchen area.

#### **Kitchen**

Wall and floor mounted kitchen units with complimenting work surfaces, circular bowl and drainer sink unit with mixer tap over, tiled floor to kitchen area, stainless steel splashbacks, integrated washing machine, integrated electric oven and hob, integrated fridge/freezer, integrated microwave, spotlights.

#### **Bedroom One**

14' 11" x 8' 9" ( 4.55m x 2.67m )

Double glazed picture window to rear with sea views, electric radiator, built out double wardrobe and door to ensuite.

#### **Ensuite**

WC with enclosed cistern and push button flush, wall mounted wash hand basin with mixer tap over, double width shower, fitted vanity mirror to one wall, ladder style radiator, spotlights, part tiled walls and tiled floor.

#### **Bedroom Two**

10' 1" x 10' 10" MAX ( 3.07m x 3.30m MAX )

Double glazed picture to rear with water views and electric radiator.

#### **Bathroom**

7' 2" x 6' ( 2.18m x 1.83m )

WC with enclosed cistern and push button flush, wall mounted wash hand basin with mixer tap over, panelled bath with shower and screen over, fitted vanity mirror to one wall, ladder style radiator, spotlights, part tiled walls and tiled floor.

#### **Balcony**

12' x 4' 1" ( 3.66m x 1.24m )

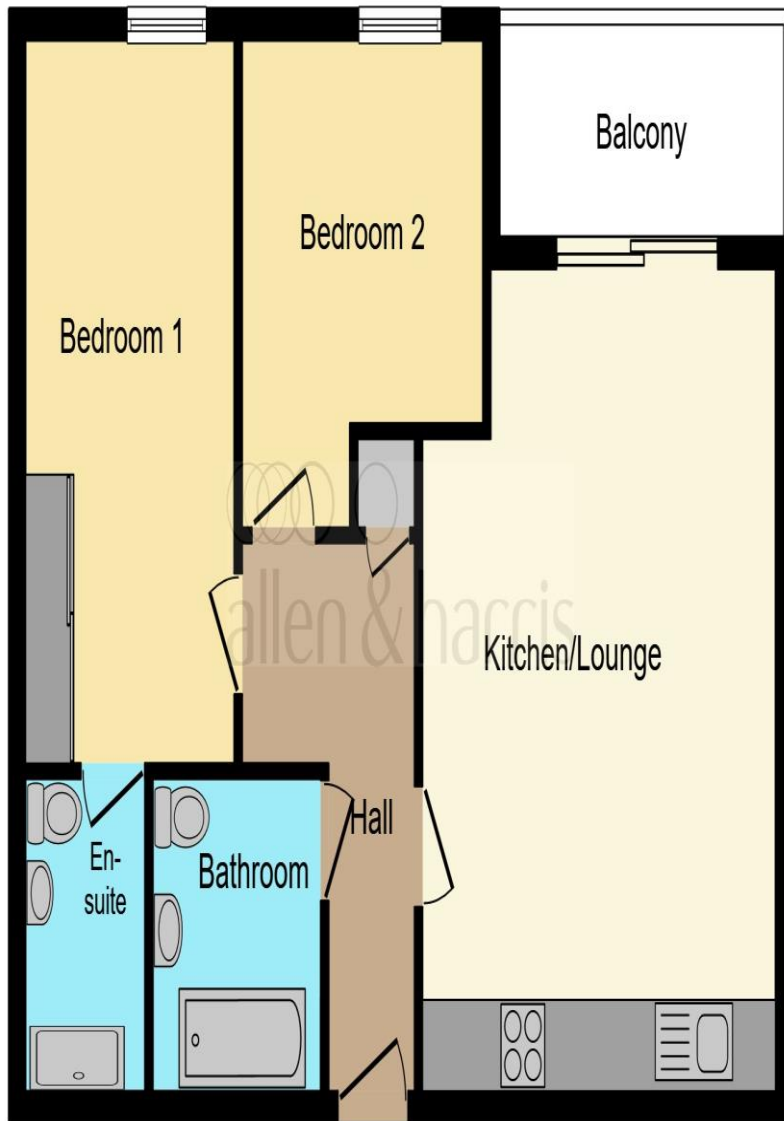
Sea views, laid to patio slab with glass balustrade

#### **Parking**

The property benefits from an undercroft parking space.

#### **Amenities**

The property has lift access and has access to well maintained and attractive communal grounds, gym, pool and sauna, and the Ferry Court site has secure gated access and a concierge service.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



## Welcome to Douglas House, Ferry Court, Cardiff

- Beautifully presented 4th floor apartment with sea views from a covered balcony.
- Spacious open plan lounge/kitchen replete with numerous appliances
- Master bedroom with fitted double wardrobe and a contemporary ensuite shower
- Further double bedroom and a well maintained bathroom, ideal for two sharers.
- Lift access, secure undercroft parking space and access to pool and gym

### Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

### directions to this property:

From the office on Stanwell Road, proceed to the roundabout and take the 2nd exit onto Windsor Road. Proceed to the roundabout and take the first exit to continue along Windsor Road and at the next roundabout take the first exit and continue to the traffic lights. Turn right at the traffic lights onto the link road A4055 and take the left hand lane. Proceed over the first set of lights and at the next set of lights proceed ahead to the roundabout and then take the first exit after the next set of lights, signposted to Ikea. Take the right hand lane and turn right at the next set of lights onto Ferry Road and at the following roundabout, take the third exit to continue into Ferry Road. Proceed under the link road and the Ferry Court development can be found on the left hand side, opposite Morrisons supermarket. Douglas House is the fifth building on the right hand side.



**view this property online** [allenandharris.co.uk/Property/PNR106014](http://allenandharris.co.uk/Property/PNR106014)



Property Ref:  
PNR106014 - 0015

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