



**Breakwater House, Ferry Court, Cardiff, CF11 0JQ**

## **Welcome to**

### **Breakwater House, Ferry Court, Cardiff**

A fantastic 2nd floor apartment with a generous BALCONY providing expansive WATER VIEWS, which can also be accessed from the second bedroom. The apartment comes with NO CHAIN and also offers a master bedroom with ensuite, living space with fitted kitchen, secure parking, gym and pool.

#### **Entrance Hall**

Enter via a timber door, airing cupboard housing tank, tiled floor, panel radiator and doors to 2 bedroom and bathroom.

#### **Lounge**

17' 1" x 14' 4" ( 5.21m x 4.37m )

Double glazed sliding door to balcony with double glazed picture window to front, open plan to kitchen area, tiled floor panel heater and spotlights.

#### **Kitchen**

Floor and wall mounted kitchen units with complimenting work surface over and stone splash back, one and a half bowl sink unit with mixer tap over, electric oven and hob with stainless steel splash back and cooker hood, integrated fridge-freezer and integrated washing machine.

#### **Bedroom 1**

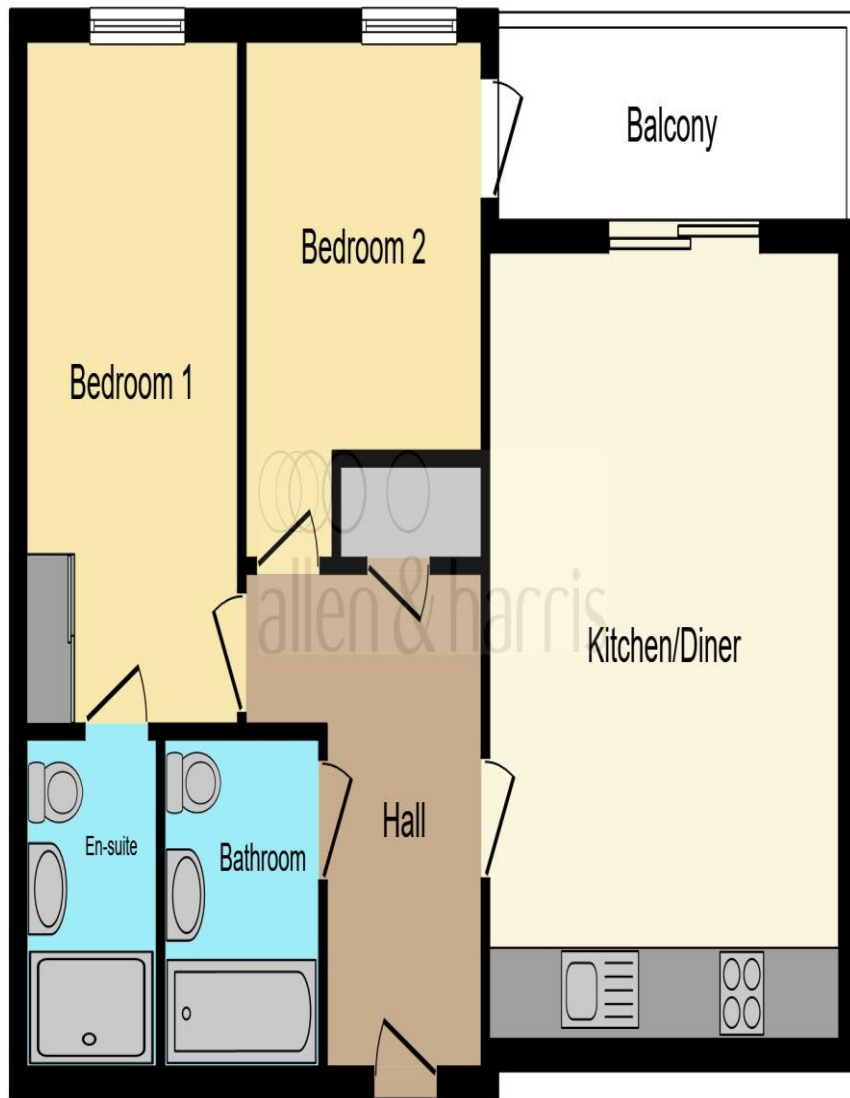
15' x 8' 10" ( 4.57m x 2.69m )

Double glazed window to rear with water view, built our double wardrobe, electric panel heater and door to ensuite.

#### **Bedroom 2**

9' 10" x 8' 5" extending to 11' 3" ( 3.00m x 2.57m extending to 3.43m )

Double glazed door to balcony, double glazed window to rear and electric panel heater.



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)



## Welcome to Breakwater House, Ferry Court, Cardiff

- A second floor apartment with expansive WATER VIEWS offered with NO CHAIN
- Open plan living space with fitted kitchen and access to a BALCONY
- Master bedroom with ensuite and a second bedroom with access to the balcony
- Bathroom, allocated parking space plus visitor spaces and lift access
- Access to site facilities including a swimming pool, sauna and gym.

Tenure: Leasehold

EPC Rating: C

### 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. Breakwater House is the second block on the right hand side.

**view this property online** [allenandharris.co.uk/Property/PNR106284](http://allenandharris.co.uk/Property/PNR106284)



Property Ref:  
PNR106284 - 0005

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