



**Davaar House, Ferry Court, Cardiff, CF11 0LA**

## **Welcome to**

### **Davaar House, Ferry Court, Cardiff**

**\*\*SET ON THE SUNNY SIDE\*\***A fantastic apartment with a westerly facing balcony providing sea and garden views, offered with NO CHAIN. With two double bedrooms, a fitted kitchen replete with several appliances, secure parking, lift to all floors and access to a gym, pool and a 24 Hour Concierge.

#### **Communal Entrance**

Entered via intercom system, access to car park and lift

#### **Entrance Hall**

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

#### **Open Plan Living Space**

17' 3" x 14' 5" ( 5.26m x 4.39m )

#### **Lounge/Dining Area**

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

#### **Kitchen Area**

A fitted kitchen to one wall with a range of well maintained gloss fronted wall and base units, sink and drainer with mixer tap, integral fridge/freezer, integral washing machine, microwave and electric oven with electric hob and extractor hood above.

#### **Master Bedroom**

14' 9" x 8' 10" ( 4.50m x 2.69m )

Double glazed window to rear with water views, radiator, fitted wardrobes, TV point & telephone point, door to ensuite.

#### **Ensuite**

Tiled shower cubicle, heated towel rail, wall mounted wash hand basin with mixer tap, part tiled walls to splash back areas, fitted mirror to one wall, spotlights, extractor fan, tiled floor.

#### **Bedroom Two**

9' 5" x 8' 10'9 max ( 2.87m x 2.44m 10'9 max )

Double glazed window to rear with water views, radiator.

#### **Bathroom**

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 complimenting tiled floor.

#### **Balcony**

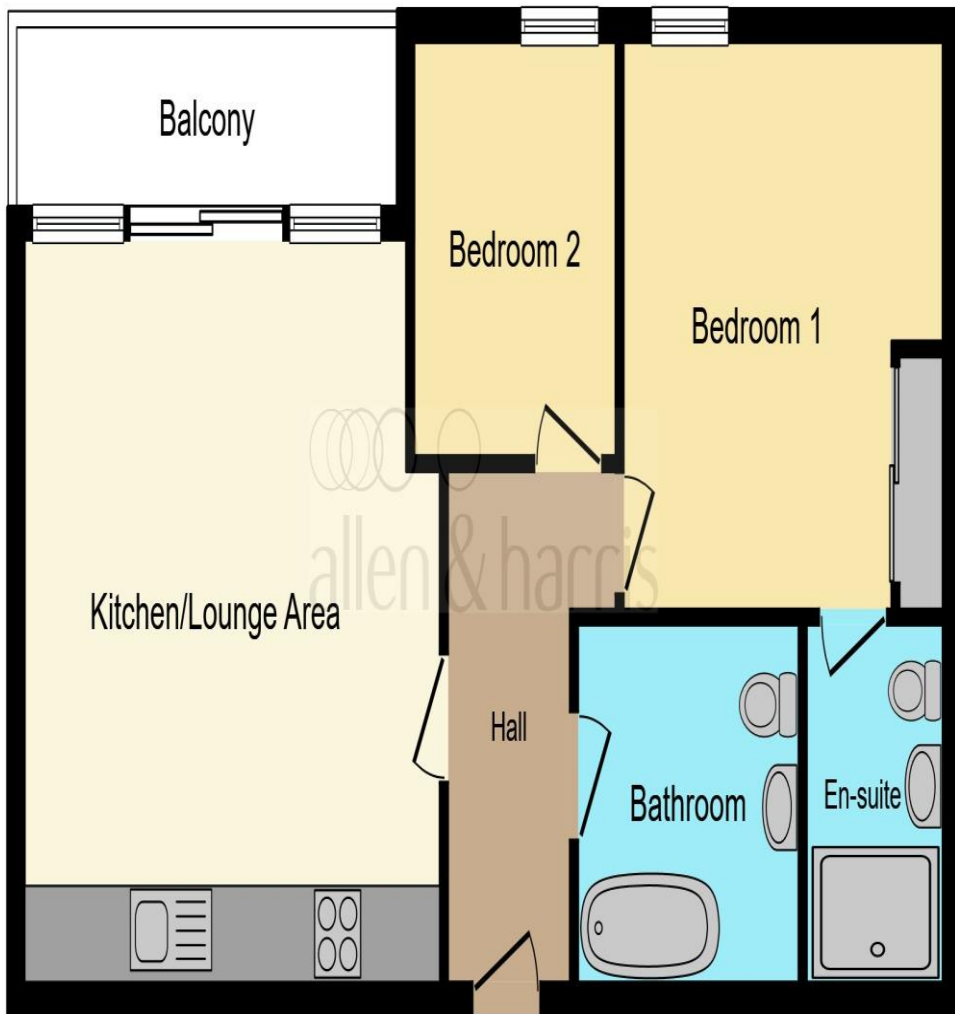
A westerly facing balcony with sea views, laid to patio slab with glass balustrade

#### **Parking**

The property benefits from an undercroft parking space as well as access to communal visitor spaces in a secure gated car park.

#### **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 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 Davaar House Ferry Court, Cardiff

- OFFERED WITH NO CHAIN AND BENEFITTING FROM A BALCONY WITH WESTERLY FACING SUNNY ASPECT AND WATER VIEWS
- OPEN PLAN LIVING SPACE WITH FITTED KITCHEN REPLETE WITH APPLIANCES
- MASTER BEDROOM WITH ENSUITE AND A GENEROUS SECOND BEDROOM
- ALLOCATED PARKING SPACE, LIFT ACCESS
- ACCESS TO RESIDENT AMENITIES INCLUDING TWO GYMS, SWIMMING POOL, SAUNA AND CONCIERGE SERVICE

Tenure: Leasehold EPC Rating: B

This is a Leasehold property. We are awaiting further details about the Term of the lease. For 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 fourth building on the right hand side.



**view this property online** [allenandharris.co.uk/Property/PNR106577](https://allenandharris.co.uk/Property/PNR106577)



Property Ref:  
PNR106577 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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