



Duncansby House, Ferry Court, Cardiff, CF11 0AT

Welcome to

Duncansby House, Ferry Court, Cardiff

With its separate kitchen, large balcony accessed from the bedrooms and lounge with stunning water views, this beautifully presented apartment is a rare find! Offered with NO CHAIN, the property has a nicely appointed kitchen, ensuite and bathroom as well as access to two gyms and pool.

Lounge

15' 1" x 11' 2" extending to 22' 3" (4.60m x 3.40m extending to 6.78m)
Double glazed double doors to balcony and electric panel heater.

Separate Kitchen

11' x 6' 9" (3.35m x 2.06m)
washer/dryer, fridge-freezer, integrated oven and hob with cooker hood over, tiled floor, spotlights and laminate flooring.

Bedroom 1

11' 1" x 9' 2" (3.38m x 2.79m)
Double glazed doors to balcony, built in double walk-in wardrobe, electric radiator and door to ensuite.

Ensuite

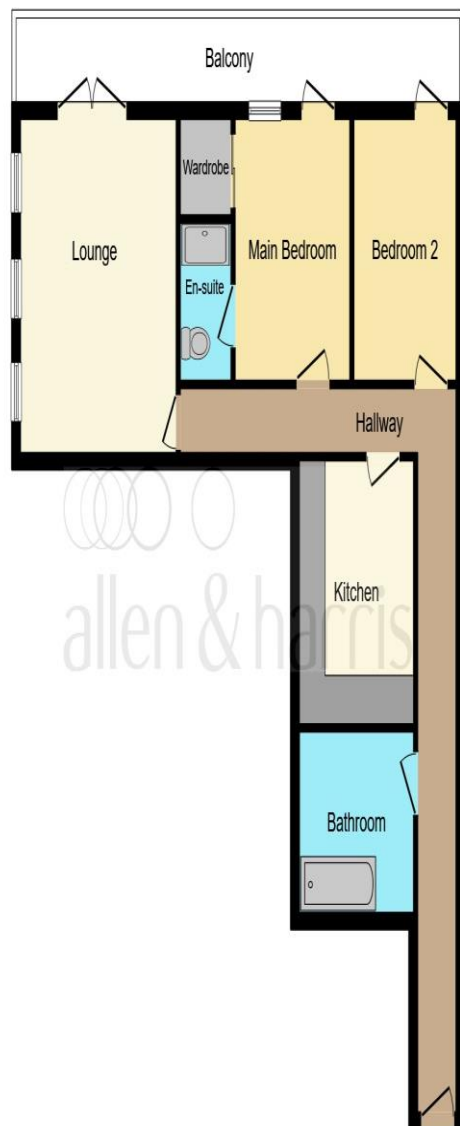
WC with enclosed cistern and push button flush, wall mounted wash hand basin with mixer tap over, double width shower, fitted vanity mirror to one wall, ladder style radiator, spotlights, part tiled walls and tiled floor.

Bedroom 2

11' x 8' (3.35m x 2.44m)
Double glazed door to balcony, laminate flooring and electric 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 tiled floor.



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



Welcome to

Duncansby House, Ferry Court, Cardiff

- Large balcony with stunning views accessed from both bedrooms and lounge/diner, NO CHAIN
- A very nicely appointed SEPARATE kitchen, two double bedrooms and ensuite
- Open plan lounge/dining room with dual aspect and sliding door onto balcony
- Lift to all floors and access to two gyms and swimming pool
- Allocated parking space in a gated car park and a concierge service

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006.

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. Upon entering the development continue to the end of the blocks on the right hand side, turn right and Duncansby House is the last block on the right.



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Property Ref:
PNR106640 - 0005

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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