



**Roma, Victoria Wharf, Cardiff, CF11 0SJ**

## **Welcome to**

### **Roma, Victoria Wharf, Cardiff**

A newly renovated, the floor apartment with lift access, benefitting from a generous south-westerly facing balcony with stunning water views along the River Ely. With a contemporary re-fitted kitchen with integrated appliances, a modernised ensuite, two double bedrooms, lounge/diner and parking.

#### **Entrance Hall**

Enter via a solid timber door, electric heater, attractive vinyl flooring that continues through the hall and into the dining and lounge areas, doors to kitchen/diner, two bedroom and bathroom.

#### **Open-Plan Lounge/Diner Lounge Area**

15' 4" x 8' 11" ( 4.67m x 2.72m )

Double glazed door to balcony with full height double glazed windows to side all with 'perfect fit' blinds, roman blinds with a box pelmet and curtains.

#### **Dining Area**

15' 5" x 11' 4" ( 4.70m x 3.45m )

Two double glazed windows to side with 'perfect fit' and Roman blinds, two electric panel heaters, opening to kitchen and open plan to the lounge area.

#### **Kitchen**

11' 9" x 6' 6" ( 3.58m x 1.98m )

A contemporary range of gloss fronted floor and wall mounted kitchen units with contrasting work surfaces over, one and a half bowl sink and drainer unit with mixer tap over, attractive 'terrazzo' tiled splash back, integrated fridge-freezer, washer, dryer, and wine cooler, integrated electric oven and hob with cooker hood over, wine rack, glazed display cabinets, gloss tiled floor and spot lights

#### **Bedroom 1**

15' 10" x 9' 7" max ( 4.83m x 2.92m max )

Double glazed window to side with 'perfect fit' and Roman blinds with water views, built out double wardrobe, a further two white, high-gloss wardrobes with matching chest of drawers and bedside cabinets to remain, electric heater, luxury vinyl flooring and door to ensuite.

#### **Ensuite**

An upgraded ensuite consisting of a double width shower cubicle, wc with enclosed cistern and wash hand basin set into a vanity unit with storage cupboard under, mirror-fronted wall cabinet, chrome electric towel rail, spot lights, tiled floor and splash-backs.

#### **Bedroom 2**

10' 8" max x 10' 2" ( 3.25m max x 3.10m )

Double glazed window to side with fitted blinds and water views, built out double wardrobes with wooden sliding doors, electric heater, vinyl flooring and pull down retractable 'study bed' that converts to a useful, large desk, to remain.

#### **Bathroom**

Panelled bath with shower and screen over, wc with enclosed cistern and wash hand basin set into a vanity unit with storage cupboard under, mirror-fronted wall cabinet, electric towel rail, spot lights, tiled floor and splash-backs.





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

### Roma, Victoria Wharf, Cardiff

- A recently renovated, 8th floor apartment with lift access, benefitting from a generous south-westerly facing balcony with stunning water views along the River Ely.
- Contemporary fitted kitchen with integrated appliances
- Master bedroom with modernised ensuite and a second double bedroom with built in bed/desk
- Open plan lounge/dining room and a partially separated kitchen
- Secure undercroft parking, lift access and 24 hour security

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

# £190,000



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Property Ref:  
PNR106738 - 0003

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allen & harris



**029 2070 5528**



[penarth@allenandharris.co.uk](mailto:penarth@allenandharris.co.uk)



6 Andrews Buildings, Stanwell Road, PENARTH,  
Wales, CF64 2AA



**[allenandharris.co.uk](https://allenandharris.co.uk)**