



**Caldey Island House, Ferry Court, Cardiff, CF11 0JN**

## **Welcome to**

### **Caldey Island House, Ferry Court, Cardiff**

Offered with NO CHAIN, this lovely 5th floor apartment has direct facing water views from its generous balcony. With a larger style living space with lounge, dining/study area, a nicely appointed kitchen area replete with appliances, secure gated parking, lift access and numerous resident amenities

#### **Entrance Hall**

Doors to bedroom, lounge and bathroom, large airing/utility cupboard and electric radiator.

#### **Lounge/Dining/Kitchen**

17' 3" x 17' 10" max ( 5.26m x 5.44m max )

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

A larger than average living room with an additional dining/study area, double glazing sliding door leading to the balcony, two electric panelled radiators, open plan to the kitchen area.

#### **Kitchen Area**

Floor and wall mounted kitchen units with work surfaces over, slate tiled splash-backs, single bowl and drainer sink unit with mixer tap over, electric induction hob with cooker hood and stainless steel splash-back, integrated fridge-freezer and washing machine, wine rack, space for an integrated slim-line dishwasher, tiled floor and a one and a half bowl and drainer sink unit with mixer tap.

#### **Bedroom**

11' 10" x 10' 2" ( 3.61m x 3.10m )

Double glazed door to balcony with double glazed full height window to side, electric radiator and wardrobe to one wall with sliding mirrored doors.

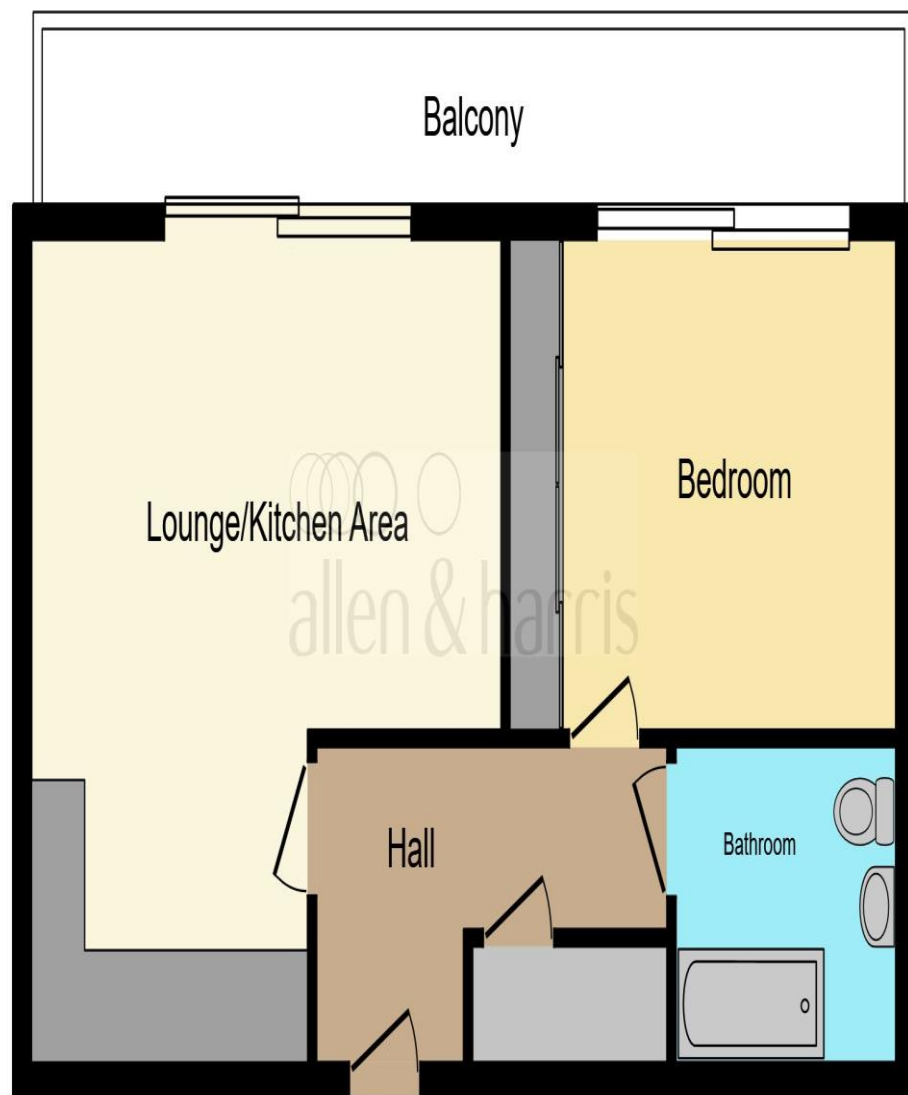
#### **Bathroom**

7' 2" x 5' 10" ( 2.18m x 1.78m )

WC with enclosed cistern and push button flush, circular 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 brick style tiled walls and tiled floor.

#### **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

### Caldey Island House, Ferry Court, Cardiff

- A very nicely presented apartment offered with NO CHAIN and offering one of the best views in Ferry Court!
- Larger style, open plan living room with dining room and a nicely appointed kitchen replete with appliances.
- Generous balcony with water views accessible from the bedroom and lounge
- One double bedroom, bathroom, parking space and lower management charges than a two bedroom
- Access to all the amenities in Ferry Court including swimming pool and two gyms.

Tenure: Leasehold EPC Rating: C

Council Tax Band: E

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. Caldey Island House is the third building on the right hand side.



**view this property online** [allenandharris.co.uk/Property/PNR106828](https://allenandharris.co.uk/Property/PNR106828)



Property Ref:  
PNR106828 - 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)**