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30 Dan Donovan
Way
Cardiff, CF11 0JZ

30 Dan Donovan Way

Guide Price £745,000

A spacious and well designed, four bedroom townhouse offering well appointed accommodation throughout with many added extras. Situated in a highly sought-after development and enjoying uninterrupted views over the marina and river.

Outstanding modern four bedroom townhouse

Highly regarded development with uninterrupted marina and river views

Finished to a high standard with many optional extras fitted

Private balconies to the lounge and three of the four bedrooms

Master bedroom with dressing room with built-in wardrobes and ensuite bathroom

Third floor roof terrace enjoying westerly views

Parking for two cars on the driveway and integral garage

Viewing is highly recommended





This extremely well designed and spacious four bedroom townhouse enjoys uninterrupted south facing views over the marina and river. It is situated in a highly desirable development and an internal viewing is highly recommended.

The well appointed accommodation includes many added extras including: remote-controlled blinds to most windows and external doors; Sonos speaker system and a Rako mood lighting system. The accommodation briefly comprises of an ENTRANCE HALL, (7' x 22'6" plus 4'5" x 4'11") with stairs rising to the first floor gallery landing. The hallway has a large built-in cloaks storage cupboard and has ceramic wood effect tiled flooring. Off the hallway is BEDROOM 4/STUDY, (9'6" x 11'5") with two windows to rear overlooking the Marina and an extensive range of fitted study furniture. UTILITY ROOM, (6'11" x 9'6") offers a range of fitted base and wall mounted units with space and plumbing for white goods and housing the central heating system. Ground floor SHOWER ROOM/WC, (7'6" x 4'11") has a white Porcelanosa three-piece suite with

extensive tiling to walls. These three rooms could create a self-contained annex if required. Finally off the hallway is the INTEGRAL GARAGE, (11'6" x 20'8") which has an electric operated garage door, it benefits from power and lighting and has an IT distribution hub.

The first floor gallery LANDING has stairs rising to the second floor accommodation and it is open plan into the impressive LOUNGE, (18'3" x 11'9") which has bi-folding doors leading out to an enclosed balcony bordered by glass balustrades and enjoying the marina views. Off the landing is the KITCHEN/BREAKFAST ROOM, (12'5" x 11'6") The owners have installed additional unit space with a peninsula unit extending to the breakfast bar area with built in wine fridge. Within the kitchen integrated Siemens appliances including double oven, induction hob with cooker hood over, dishwasher and fridge/freezer. The second LANDING with a built-in shelved storage cupboard has stairs rising to the third floor. The MASTER BEDROOM, (10'3" to fitted wardrobes widening to 12'2" x 11'7") enjoys marina views. It benefits from fitted wardrobes in both the

bedroom and DRESSING ROOM AREA (12'1" x 6'10" max). It has an EN-SUITE BATHROOM, (5'6" x 7'9") with a white Porcelanosa three piece suite including a panelled bath with shower over. Bi-fold doors from the bedroom lead out to a generous sized private BALCONY (8'1" x 11'11"). BEDROOM 2, (13'1" max. x 11'6" plus recess) also benefits from a private balcony to front plus fitted wardrobe units and an EN-SUITE SHOWER ROOM, (8'8" x 4'6"). The third floor landing with window plus glazed door leading out to the ROOF TERRACE (12' widening to 13'6" x 19'4") has a built-in storage cupboard. BEDROOM 3, (12'3" x 11'7" plus 7'11" x 8'10") is a generous sized bedroom currently used as a sitting room.

Bi-fold doors lead out to a private BALCONY to front. The room benefits from high pitched ceiling. Off the landing is a SHOWER ROOM/WC, (6'2" x 4') with a white three-piece suite and extensive tiling to floor and walls. The generous sized roof terrace is a fantastic entertainment space, it is bordered by glass balustrades and enjoys westerly views, it benefits from a storage cupboard with power points available.



TOTAL FLOOR AREA: 2122 sq.ft. (197.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Directions

From Junction 33 of the M4 travel south along the A4232, Take the third exit signposted Penarth. At the roundabout take the third exit. At the traffic lights turn left signposted sports village. At the next traffic lights turn right. At the roundabout turn left passing the International Pool on your left hand side. Follow the road into the Cardiff Pointe development. Take the first right and turning. At the T-junction turn left onto Dan Donovan Way where number 30 will be found on the right hand side.

Tenure

Freehold

Services

Mains gas, electricity, water and drainage
Council Tax Band I
EPC Rating

Viewing strictly by
appointment through
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Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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