

An aerial photograph of a modern residential development. The building features a mix of dark grey vertical cladding and light-colored brickwork. Large glass windows reveal interior spaces, including what appears to be a rooftop terrace with a person. The building is situated next to a marina filled with numerous sailboats. In the background, there are more residential buildings and a green hillside.

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22 Dan Donovan Way
Cardiff
CF11 0JZ

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Price **£780,000**

A truly outstanding waterfront residence offering generous sized living and bedroom accommodation, finished to the very highest of standards, with uninterrupted southerly views over the marina.

An exceptional modern waterside property sold with no ongoing chain

Spacious living and bedroom accommodation presented to a high-quality, contemporary standard

Uninterrupted southerly views over the marina and towards Penarth

Five double bedrooms and three shower rooms

Several rooms with private balconies plus roof terrace

Off-road parking on private driveway and integral garage

Convenient location with excellent access into Cardiff City Centre, Penarth and link roads to M4

International Sports Village is on the door step, which includes ice rink (home of the Cardiff Devils ice hockey team), an Olympic-size swimming pool and white water rafting

Cardiff is a renowned sporting City with international rugby, football and cricket, boasting facilities like the Principality Stadium, Cardiff City Stadium, Sophia Gardens Cardiff and Sport Wales National Centre





Situated in arguably Cardiff's most impressive waterside development, this contemporary five double bedroom townhouse offers spacious living and bedroom accommodation built over four floors. It offers the flexibility to accommodate a larger extended family, with potential to create a self-contained apartment on the ground floor. Several of the reception rooms and bedrooms have private enclosed balconies and the property benefits further from a roof terrace. This incredible property enjoys stunning southerly views over the marina and towards Penarth, which needs to be seen to be appreciated.

The accommodation briefly comprises: An ENTRANCE HALL with stairs rising to the first floor gallery landing which is flooded with light from the glass panel door with window above reaching the first floor ceiling. The wood effect floor benefits from underfloor heating which continues throughout the whole property. The hallway gives access to BEDROOM FIVE/ STUDY which has two windows overlooking the marina. Adjacent to the bedroom is a ground floor SHOWER ROOM with white Porcelanosa suite and tiling to floor and walls. The UTILITY ROOM, also with window overlooking the marina, has a fitted range of base units with space and plumbing for white goods and houses the central heating boiler. The integral GARAGE with remote control doorway from driveway is a generous single garage benefiting from power and lighting.

The first floor gallery LANDING has stairs rising to the second floor accommodation. Glazed double doors lead into the KITCHEN/ DINING ROOM. This impressive space has a fitted range of German engineered larder and peninsula units with stone work surfaces extending to a breakfast bar. Integrated Siemens appliances including oven, microwave oven, induction hob with cooker hood over, fridge/freezer

and dishwasher. The room has a window and bi-fold doors leading out to a balcony overlooking the marina and is sheltered by the upper floors. BEDROOM FOUR is a comfortable double bedroom with window to front and is currently used as a sitting room. Finally to the first floor is a CLOAKROOM housing a Porcelanosa two-piece suite and floor and wall mounted tiling.

On the second floor, a large L shaped LOUNGE is flooded with light from a large picture window and bi-fold doors leading out onto a generous sized balcony with glass balustrading. BEDROOM ONE, also with bi-fold doors leading out to a private balcony is located at the front of the property. It benefits from a fitted range of wardrobe furniture plus an EN-SUITE BATHROOM housing a white four-piece suite which includes a panel

bath with rainfall shower over and double shower enclosure.

The third floor boasts two further double bedrooms. BEDROOM TWO is dual aspect with bi-fold doors leading onto a private balcony, plus glass panel door leading to the roof terrace. BEDROOM THREE is a mezzanine level with glass balustrade overlooking the lounge. It enjoys views over the marina and Penarth beyond. A SHOWER ROOM/WC has a white three-piece suite.

The enclosed roof terrace has views to front and rear. It is fully decked and offers a private entertaining space. Outside to the front of the property is a driveway offering parking for two vehicles ahead of the integral garage.





Directions

From Junction 33 of the M4 travel south along the A4232 signposted Cardiff. Take the third exit signposted Penarth. At the roundabout, take the third exit. Move into the left hand lane signposted International Sports Village. At the traffic lights turn right passing the ice rink and international swimming pool. At the roundabout, take the first exit. Follow this road into the development taking the first right hand turning into Francis Street. At the T junction turn right and number 22 will be found on the left-hand side.

What3words: little.outer.tiger

Tenure

Freehold

Services

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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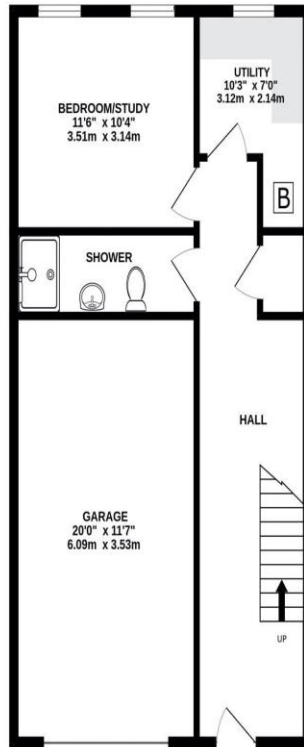
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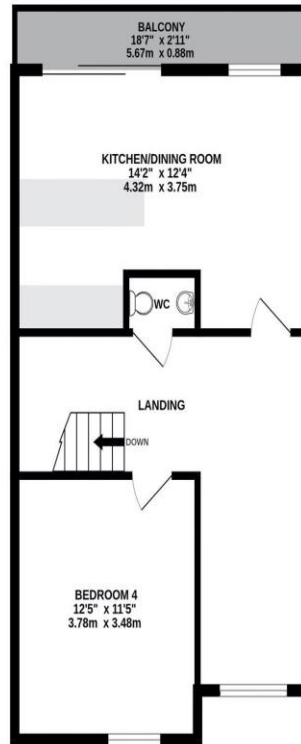
These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.



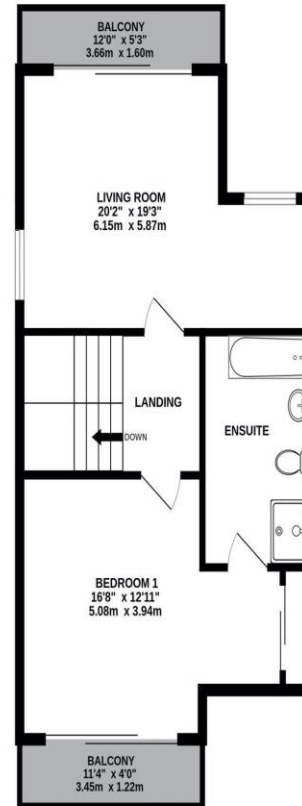
GROUND FLOOR
638 sq.ft. (59.2 sq.m.) approx.



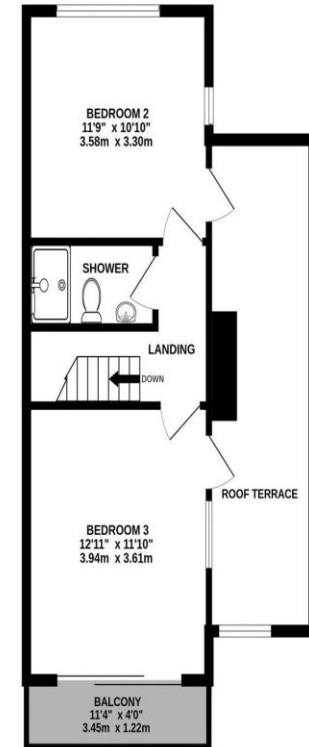
1ST FLOOR
567 sq.ft. (52.7 sq.m.) approx.



2ND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



3RD FLOOR
507 sq.ft. (47.1 sq.m.) approx.



TOTAL FLOOR AREA : 2245 sq.ft. (208.6 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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