



**Ravenswood, Victoria Wharf, Cardiff Bay, CF11 0SD**  
**Offers In Excess Of £195,000**

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# Ravenswood, Victoria Wharf, Cardiff Bay, CF11 0SD

## Offers In Excess Of £195,000



### Welcome to Waterfront Elegance at Victoria Wharf

This generously proportioned two-bedroom apartment on the third floor of Cardiff Bay's prestigious Victoria Wharf offers a blend of luxury, convenience, and breathtaking river views, making it an ideal choice for first-time buyers or savvy investors.

### Seamless Entry and Smart Storage

Upon entering, you're greeted by a spacious hall that leads into a vibrant, open-plan living area. The apartment's smart design includes ample storage solutions, ensuring a tidy and inviting space.

### Luxurious Living and Dining

The heart of this home is its expansive L-shaped living area, featuring floor-to-ceiling windows that flood the space with light and provide access to the private balcony. Here, panoramic views of the River Ely await, offering a tranquil setting for both entertaining and relaxation.

### Gourmet Kitchen

Adjacent to the living area, the modern kitchen boasts integrated high-end appliances, ample counter space, and a unique serving window that enhances the flow of natural light from the adjoining dining area.

### Restful Retreats

The master bedroom is a true retreat, complete with an ensuite bathroom, extensive built-in wardrobes, and a charming porthole window offering views towards the river. The second bedroom, equally spacious, adapts easily to your lifestyle needs, be it as a guest room or office.

### Modern Conveniences

Luxury continues in the bathrooms, where contemporary fittings include an overhead rain shower. Additional conveniences include modern electric radiators and a built-in washer/dryer.

### Premier Facilities

The building offers a 24/7 concierge service, lift access to all floors, and secure gated parking, providing both comfort and security.

### Desirable Location

Located in the heart of Cardiff Bay, Victoria Wharf is perfectly positioned for enjoying local attractions, including dining, shopping, and entertainment, all while being a stone's throw from the city center.

### An Investment in Lifestyle

Viewing is essential to appreciate the unique offerings of this apartment—from its thoughtful layout and high-quality finishes to the exceptional amenities and stunning location.

### Investment Potential and Rental Yield

This apartment not only offers a comfortable living space but also presents

a compelling investment opportunity. Currently tenanted at £1,150 per month, the rental income is below the market value, suggesting potential for increased returns. With the prevailing rental market trends in Cardiff Bay, there is scope to adjust the rent closer to £1,300 per month, aligning with the superior features and desirable location of this property. This adjustment would translate to an attractive annual yield, enhancing the investment appeal of the apartment. Ideal for investors looking to expand their portfolio, this property combines steady income potential with long-term capital growth, situated in one of Cardiff's most sought-after waterfront locales.

### Tenure

We have been advised by the Vendor that the property is LEASEHOLD. Lease Term; 106 years remaining approx. £4,408.52 Annual Service Charge including Buildings Insurance and Water Rates. Ground Rent is £150.00 per annum.

### Viewing Highly Recommended

To fully appreciate what this stunning property has to offer, viewings are highly recommended. Experience first-hand the blend of elegance and practicality that makes this Victoria Wharf apartment a truly exceptional home.

### Council Tax

Band F.

### Entrance Hall

### Living Room

18'8" x 19'7" max (5.69m x 5.97m max)

### Kitchen

9'0" x 9'2" (2.76m x 2.81m)

### Bedroom One

9'2" x 11'7" (2.81m x 3.55m)

### En-Suite Shower Room

5'0" x 7'9" (1.54m x 2.37m)

### Bedroom Two

9'1" x 11'1" (2.78m x 3.40m)

### Family Bathroom

6'10" x 7'4" (2.09m x 2.24m)

### Balcony

### Living in Cardiff Bay: A Vibrant Urban Waterfront

Cardiff Bay stands as a prime example of successful urban regeneration, transforming from a historic docklands area into a vibrant, modern

waterfront district. This transformation has positioned Cardiff Bay as one of the most desirable residential and cultural hubs in Wales, appealing to a diverse range of residents—from young professionals to families and retirees.

#### A Cultural and Recreational Hub

Living in Cardiff Bay offers an exceptional lifestyle, enriched by a blend of leisure, culture, and recreation. The area is home to some of Cardiff's most prominent landmarks, including the Wales Millennium Centre, a beacon of performing arts that hosts an array of world-class performances from opera and ballet to musicals and theatre. Nearby, the iconic Senedd building serves not only as the seat of the Welsh Parliament but also as a venue for public exhibitions and events.

#### Culinary and Shopping Delights

Mermaid Quay, the heart of Cardiff Bay, presents a lively promenade filled with a variety of dining options. Residents and visitors can enjoy everything from waterfront cafes and traditional Welsh eateries to international cuisine. The shopping experience in Cardiff Bay offers a mixture of unique boutiques and artisan shops, providing everything from everyday necessities to luxury goods and handmade crafts.

#### Leisure and Outdoor Activities

Cardiff Bay offers an abundance of outdoor activities. The Bay Trail, a popular walking and cycling path, provides scenic routes that are perfect for leisurely strolls or active jogs with picturesque views of the water. For water sports enthusiasts, Cardiff Bay offers facilities for sailing, kayaking, and canoeing. Additionally, the Barrage Coast Path features spectacular

landscapes and playgrounds, making it a perfect family outing spot.

#### Community and Connectivity

The community in Cardiff Bay is dynamic and inclusive, characterized by a warm and welcoming atmosphere. Frequent community events, such as festivals and markets, foster a strong sense of belonging and community engagement. For those commuting to Cardiff city center or beyond, Cardiff Bay is well-connected by public transport, including regular train and bus services. The ease of accessibility to major highways also makes it convenient for car owners.

#### A Place to Call Home

Cardiff Bay's residential options cater to a wide range of preferences and budgets, with modern apartments that offer stunning views and a peaceful retreat from the hustle and bustle of city life. These residences combine the convenience of urban living with the tranquility of waterfront living, making Cardiff Bay a highly sought-after location to live.

Living in Cardiff Bay means immersing yourself in a lively, culturally rich environment. It's a place where history and modernity converge, creating a unique waterfront community that offers an unmatched quality of life. Whether you're drawn by the cultural offerings, the culinary delights, or the opportunity for waterfront leisure, Cardiff Bay provides an idyllic setting that appeals to all who seek a vibrant urban lifestyle.



