



444 Catrine Victoria Wharf, Watkiss Way, Cardiff Bay, CF11 0SB

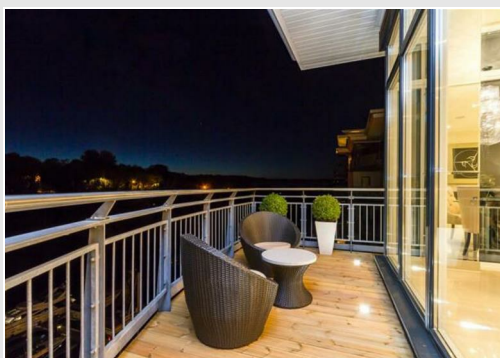
Price £280,000

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Introduction to Exclusive Waterfront Luxury

Prepare to be captivated by the pinnacle of luxury at the prestigious Victoria Wharf in Cardiff Bay. This exceptional three-bedroom penthouse represents the ultimate in sophisticated living, meticulously crafted by one of Cardiff's leading developers.

A Sanctuary of Style and Comfort

Upon entering, you are greeted by an exuberant entrance hall with a sunken chandelier and heightened ceilings, setting the stage for the opulence within. The expansive living room extends to a beautifully decked balcony through floor-to-ceiling doors, offering spectacular river views and an abundance of natural light.

Culinary Excellence in a Modern Kitchen

The kitchen is a masterpiece of design, featuring solid granite work surfaces, high-gloss cabinetry, and top-of-the-range AEG appliances. This space is seamlessly integrated with the living area, ensuring that culinary experiences are as visually appealing as they are gastronomical.

Masterful Design in Private Quarters

The master suite is a retreat of luxury with thick pile carpeting and a granite-finished en-suite that rivals any spa. The additional double bedrooms provide plush accommodation, echoing the penthouse's theme of lavish comfort and style.

Unmatched Amenities and Accessibility

This home not only offers a visual feast but also includes practical amenities such as a larger-than-standard undercroft parking space and visitor parking. The property's location in a gated development ensures both exclusivity and security.

A Rare Opportunity

This penthouse at Victoria Wharf is not just a residence but a statement of luxury and exclusivity. It is a rare gem within Cardiff, offering a lifestyle reserved for the fortunate few.

Grand Entryway: Secure and Stylish Welcome

Step into elegance through a secure wooden door equipped with a spy hole, leading into an inviting hall adorned with porcelain tiles. The coffered ceiling subtly integrates lighting, highlighting

a grand crystal chandelier, creating a sophisticated ambiance. Practical features include a built-in double wardrobe and an additional cupboard for the hot water system and Sonos sound controls. The space is completed with a large wall-mounted mirror, in-ceiling speakers, and spotlights, ensuring a blend of luxury and functionality.

Spacious Living and Dining Area: Elegance

22'6" x 19'6" (6.87m x 5.95m)

This expansive 22'6" x 19'6" living and dining area is defined by its stunning floor-to-ceiling double glazed windows that frame breathtaking water views. A patio door opens to a spacious south-facing balcony, perfect for enjoying the scenic outdoors. The room features porcelain tiled floors, a stylish wallpapered feature wall, and a mirrored column that enhances the space's natural light. Comfort is provided by an electric wall-mounted radiator, and the area is well-equipped with TV and telephone points, in-ceiling speakers, and spotlights.

Gourmet Kitchen: Modern Luxury

11'3" x 9'7" (3.45m x 2.93m)

Experience culinary excellence in a 11'3" x 9'7" kitchen, boasting a modern design with luxury granite countertops and a large breakfast bar. The space features high-gloss cabinetry with soft-close drawers and is equipped with top-of-the-line AEG appliances, including a self-cleaning oven and an electric hob with touch controls. A double glazed porthole window adds charm, while integrated appliances streamline functionality. The kitchen is complete with in-ceiling speakers and spotlights, perfect for entertaining.

Master Suite: Serene Comfort

16'4" x 11'3" (4.99m x 3.43m)

This 16'4" x 11'3" master bedroom offers serene water views through its double glazed windows. It features a plush carpet, elegant wallpaper, and ample storage with a built-in double wardrobe. The room is also technologically equipped with TV and telephone points, an electric radiator, in-ceiling speakers, and spotlights, creating a comfortable, modern living space.

En-Suite Master Bathroom: Spa-Like Elegance

7'10" x 6'6" (2.39m x 2.00m)

Luxuriate in a sophisticated en-suite bathroom with high-end finishes including fully tiled walls, granite vanity tops, and a large shower cubicle with both rainfall and handheld shower options. Additional comforts include a heated towel rail, large mirror, shaver point, and extractor fan, all under the glow of in-ceiling speakers and spotlights.

Second Bedroom: Comfort and Style with Scenic View

14'11" x 9'6" (4.57m x 2.92m)

This 14'11" x 9'6" second bedroom mirrors the luxury of the master, with water views, carpeted floors, a large built-in wardrobe, and a tastefully wallpapered feature wall. It maintains a comfortable ambiance with a wall-mounted electric radiator and spotlights.

Third Bedroom: Cozy Elegance

14'11" x 8'7" (4.57m x 2.64m)

The third bedroom, at 14'11" x 8'7", offers similar amenities as the others, including carpeted floors, built-in storage, and a distinctive wallpapered feature wall. It enjoys side water views and is equipped with a wall-mounted electric radiator and spotlights, providing a cozy retreat.

Main Bathroom: Modern Luxury with Refined Details

7'3" x 6'5" (2.23m x 1.98m)

The main bathroom is equally luxurious, with fully tiled walls, a granite-top vanity, and a panelled bath equipped with a rainfall shower. A large mirror, concealed storage, and sophisticated lighting options enhance the space, along with a heated towel rail, shaver point, and in-ceiling speakers.

Sunlit South-Facing Balcony: Outdoor Elegance

The large south-facing balcony, accessible from the living room, is newly decked and features outdoor lighting, making it an ideal spot for relaxation or entertaining, with stunning views over the water.

Convenient Parking: Secure Undercroft Space

An allocated undercroft parking space ensures convenience and security, complemented by additional visitor parking options.

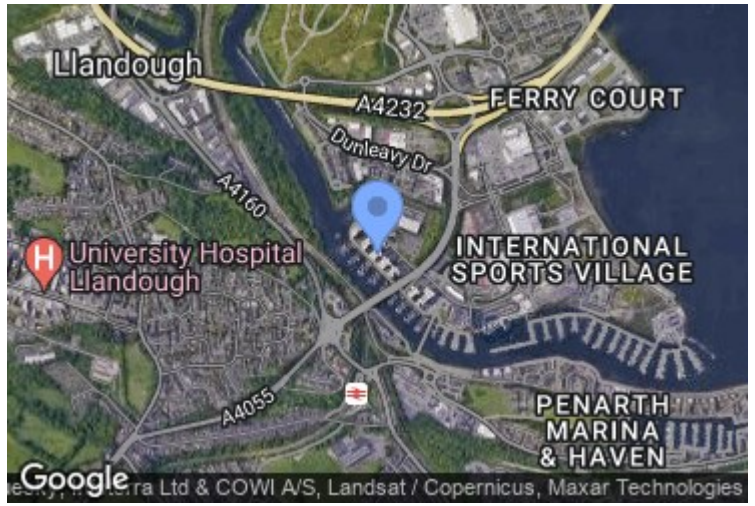
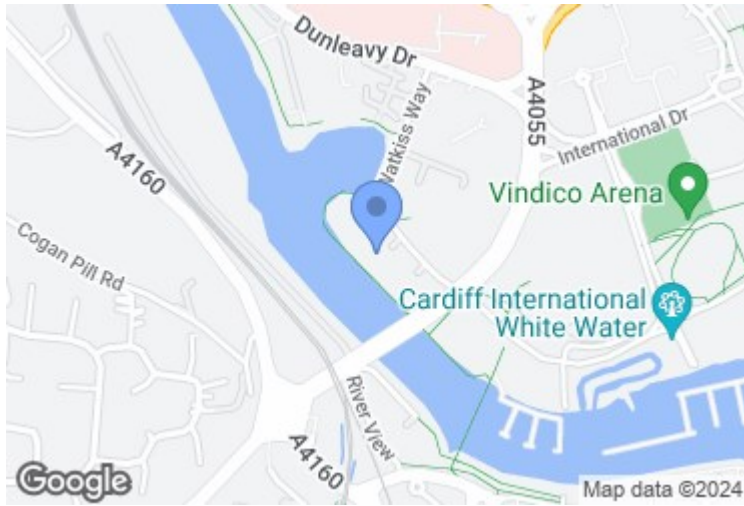
Tenure

We have been advised by the Vendor that the property's leasehold is secure with 125 years from 2005, making it a valuable investment in a sought-after area of Cardiff Bay. Ground Rent is £200.00 Per Annum. We have been advised that the annual service charge is £5,342.60 per annum.

Council Tax

Band G.





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Energy Efficiency Rating	
Current	Potential
	80
	63

Environmental Impact (CO ₂) Rating	
Current	Potential

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