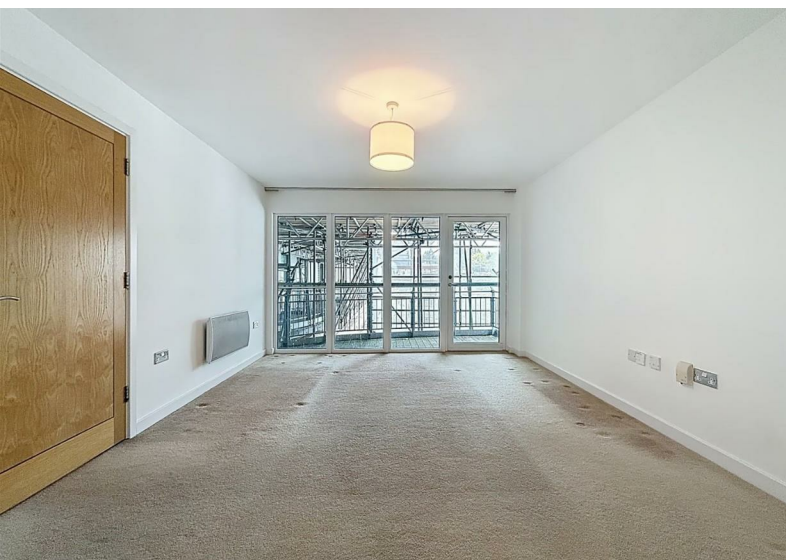




Ravenswood, Victoria Wharf, Watkiss Way, Cardiff, CF11 0SD
£190,000

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Stylish Apartment with Uninterrupted Water Views

Welcome to a rare opportunity to purchase a stylish and light-filled two-bedroom apartment in one of Cardiff Bay's most sought-after developments. This fifth-floor home offers a standout position within the building, enhanced by uninterrupted views across water, a south-west facing balcony, and thoughtful design touches throughout.

Perfect for first-time buyers, professionals, or investors alike, this apartment boasts a carefully considered layout, abundant natural light, secure parking, and a prime position with excellent transport connections.

Bright, Airy Living with Floor-to-Ceiling Glazing

Step into the main living area and you're instantly greeted by a sense of space and calm. Unlike other units in the building, this apartment benefits from floor-to-ceiling windows running the full length of the lounge wall, comprising four large panes including the door opening onto the private balcony. This unique configuration brings the outdoors in and sets the tone for a stylish, light-filled home.

The dual-aspect orientation allows for both water and skyline views — a rare feature that elevates this apartment beyond the norm. Whether you're enjoying your morning coffee or winding down after work, the panoramic outlook adds a calming backdrop to everyday life.

Sunlit Balcony with Courtyard & Waterfront Views

The south-west facing balcony is a true highlight. Offering sun throughout the afternoon and into the evening, this outdoor space is perfect for unwinding, entertaining, or working from home with a view. Crucially, it overlooks a well-maintained courtyard with grass lawns and water features, rather than roads, bridges or car parks — offering a rare sense of peace and privacy in a city setting.

Many comparable apartments in the development face roads or the rear car park, making this unit's aspect especially desirable for those who value quiet surroundings and green outlooks.

Kitchen with a Twist – Porthole Window & Integrate

The kitchen flows seamlessly from the living area, finished in a modern style with light grey flat-panel units, sleek worktops and integrated appliances, including a dishwasher and washer-dryer. A built-in oven and hob with extractor fan provide all the essentials for

contemporary living.

But the standout feature here is the distinctive porthole window — an architectural flourish not found in most other units in the building. While many kitchens in the block are fully internal, this apartment's kitchen enjoys direct natural light and unique charm, elevating both the style and practicality of the space.

Two Double Bedrooms with Ensuite & Family Bathroom

Two generously sized double bedrooms provide excellent space for rest and relaxation. Each room is finished in a calming neutral palette and includes large windows, maximising light and providing comfortable living.

The principal bedroom includes an ensuite shower room, complete with modern tiling, a glass-enclosed shower, wood-effect vanity unit and heated towel rail. The main bathroom, located off the hallway, includes a full-sized bath, perfect for relaxing soaks or busy morning routines.

EWS1 Cladding Works – Peace of Mind for the Future

A standout feature for any buyer is this apartment's inclusion in the first block undergoing cladding remedial works, with completion scheduled for September 2025. Once finished, a full EWS1 certificate will be issued, ensuring compliance with fire safety regulations and greatly enhancing the property's value and mortgageability.

This gives buyers peace of mind that future resale and remortgage options will remain straightforward — especially as other blocks in the area aren't scheduled to begin works until 2026 or 2027.

Parking

Parking in Cardiff Bay is a premium — but this apartment offers secure, undercroft parking located close to the building's rear entrance. Until September, there's also a temporary space on the forecourt, offering convenient short-term access.

Superb Transport Links

Whether you work in the city centre or further afield, this location is perfectly placed for commuting. Cogan Train Station is just a 5-minute walk away, offering direct links to Cardiff Central, Cardiff Queen Street and beyond. There are also multiple bus routes

running through the area and excellent access to Cardiff's extensive cycling paths.

Convenience at Your Doorstep

Cardiff Bay is known for its blend of tranquillity and vibrancy, and this apartment benefits from the best of both. You'll find Tesco, Morrisons and ALDI all within walking distance, making weekly shopping a breeze. A range of cafés, restaurants and family-friendly pubs are also nearby, along with excellent takeaways and coffee shops for quick bites or weekend treats.

Local Lifestyle & Leisure

Looking to stay active? You're only minutes from the Cardiff International Pool & Gym, offering full leisure facilities, swim sessions, and group classes. Penarth Leisure Centre is also nearby, as is the Cardiff Bay Yacht Club, where sailing and watersports enthusiasts can get involved in a vibrant, active community.

Whether you're walking the dog along the Bay Trail, grabbing brunch in Penarth Marina, or catching a show at the Wales Millennium Centre, you'll find something for every lifestyle within easy reach.

Education & Family Appeal

For those considering schools, the local area offers a selection of well-rated primary and secondary options, including Llandough Primary School and Oakmont School, both within walking or easy driving distance.

Tenure

We have been advised by the Vendor that the property is Leasehold with approximately 105 years remaining. Annual Service Charge: £4,600.00 (including Buildings Insurance and Water Rates). Ground Rent: £150.00 per annum.

Council Tax

Band E

Please Note

All buyers are required to complete a digital Anti-Money Laundering (AML) check via MoveButler as part of the legal compliance process. This is a mandatory requirement, and a £20 fee per person is payable directly to MoveButler. The purchase cannot proceed without successful completion of this check.



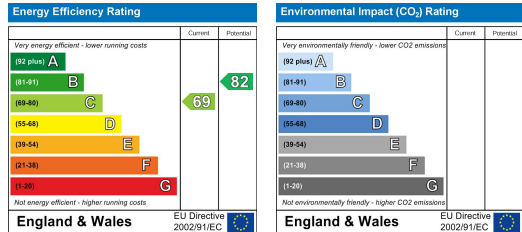


Fifth Floor



Total area: approx. 70.7 sq. metres (761.4 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and applicants have not been tested no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.



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