



118 Roma Victoria Wharf Watkiss Way, Cardiff

Offers Over **£190,000**

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Cardiff, Cardiff

Stunning WATER VIEWS from private south-west balcony in Victoria Wharf. FIFTH-FLOOR apartment with spacious interiors, EN-SUITE, secure PARKING and 24/7 CONCIERGE. Light-filled, well-maintained home just minutes from Cardiff Bay, Cogan Station and local amenities.

Council Tax band: E

Tenure: Leasehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: C

- Breathtaking WATER VIEWS from private south-west facing balcony
- Spacious open-plan living area with balcony access
- Modern fitted kitchen with integrated appliances and mosaic splashback
- Principal bedroom with built-in wardrobe and en-suite shower room
- Second double bedroom with fitted wardrobe, ideal guest room or office
- Contemporary main bathroom with full bath and overhead shower
- Secure gated development with 24/7 concierge service
- Allocated undercroft parking plus visitor spaces
- Lift access to all floors for convenience and accessibility
- Excellent location near Cardiff Bay, Cogan Station, shops and leisure amenities





Fifth-Floor Apartment with Balcony Water Views
Welcome to Roma, a stylish two-bedroom apartment within the prestigious Victoria Wharf development in Cardiff Bay. Positioned on the fifth floor, this home blends contemporary design with practical features and, above all, breathtaking water views that define its appeal.

Balcony Living with Uninterrupted Outlook

The standout feature of this apartment is its private south-west facing balcony. Overlooking the River Ely, the view provides an ever-changing backdrop of water, light and sky. Unlike many city apartments, this home is not overlooked, ensuring both privacy and one of the best aspects within the development.

From morning coffee to evening sunsets, the balcony offers a lifestyle feature rarely found in this location. Its elevation ensures peace and panoramic scenery – a true highlight of living at Victoria Wharf.

Light-Filled Living Spaces

Inside, the open-plan living and dining room makes the most of the water-facing aspect, with large windows and glazed doors that frame the balcony and flood the space with natural light. Wood-effect flooring, a neutral décor scheme and contemporary lighting combine to create a welcoming and versatile area for both relaxing and entertaining.



Well-Equipped Modern Kitchen

The kitchen, accessed directly from the living room, is fitted with light cabinetry, sleek handles and a durable speckled composite worktop. Mosaic tiled splashbacks add character, while an inset sink with **Insinkerator food disposal system** enhances everyday practicality.

Integrated appliances include oven, hob, extractor, dishwasher and washing machine, with dedicated space for a full upright fridge-freezer. This well-planned kitchen balances modern style with functionality.

Two Comfortable Double Bedrooms

The principal bedroom features fitted wardrobes and a private en-suite shower room, complete with glazed shower cubicle, tiled walls, vanity basin and WC. The second double bedroom also benefits from built-in storage and a neutral finish, making it ideal for guests, home working or as a flexible additional space.

Contemporary Bathrooms

Alongside the en-suite, a well-presented main bathroom provides a full suite with bath, overhead shower and glass screen. Modern tiling, a chrome towel rail and integrated vanity unit complete the design.

Secure Gated Development

Victoria Wharf is one of Cardiff Bay's most sought-after developments, known for its attractive waterside setting, well-maintained grounds and excellent on-site services. Residents enjoy the reassurance of 24/7 concierge, allocated undercroft parking and secure gated entry. Lift access serves all floors, ensuring complete convenience.







Location Highlights

Roma enjoys a superb position that combines the tranquillity of the water with the vibrancy of Cardiff Bay. Everyday convenience is close at hand:

- **Cogan Train Station** – approx. 479m (direct access to Cardiff Central)
- **Morrisons Supermarket** – approx. 372m
- **Cardiff International Pool & Gym** – approx. 512m
- **Regular bus service into Cardiff** – just 100 yards from Roma
- **Cardiff Bay & Mermaid Quay** – cafés, restaurants, bars and the Wales Millennium Centre all within walking distance

This balance of convenience, culture and connectivity makes Victoria Wharf a consistently desirable address.

Recently Maintained & Upgraded

Beyond the views, the apartment has been well cared for with a number of thoughtful upgrades over the past three years, including:

- New water boiler & air extraction unit
- New dishwasher & washing machine
- LED lighting throughout
- New mirrors and cabinets in bathrooms
- New wall heater with timer in lounge
- Second bedroom re-carpeted
- Fibre optic broadband installed
- **New smoke detectors installed**

These improvements ensure the property is stylish, practical and ready for its next owner to move into with peace of mind.



Fifth Floor

Approx. 63.4 sq. metres (682.9 sq. feet)



Total area: approx. 63.4 sq. metres (682.9 sq. feet)



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