



Caldey Island House, Ferry Court, Prospect Place, Cardiff
£160,000

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Council Tax band: E

Tenure

Leasehold 125 years from 2003 - 103 years remaining.

Ground rent = £210 per annum

Service Charge = We are informed is currently in the region of £3,000 per annum

EPC Energy Efficiency Rating: C

- South-east facing balcony with open water views
- Two double bedrooms including principal ensuite
- Spacious open-plan living/kitchen with balcony access
- Exclusive on-site leisure facilities: two gyms, pool, jacuzzi
- 24-hour concierge offering secure, managed living
- Allocated parking space plus visitor parking options
- Access to landscaped communal gardens within gated development
- Short walk to Cardiff International Sports Village and Cardiff Bay
- Excellent transport links via bus routes and nearby Cogan station
- Ideal for first-time buyers, investors, or those seeking low-maintenance living





Modern Waterside Living in One of Cardiff Bay's Premier Developments

Welcome to **Caldey Island House**, a standout two-bedroom apartment located on the third floor of the highly sought-after Prospect Place development in Cardiff Bay. This modern home offers an exceptional blend of contemporary design, lifestyle-enhancing amenities, and a waterfront setting that continues to attract buyers and investors from across the city and beyond.

With a south-east facing balcony, two double bedrooms, an ensuite shower room, a full bathroom, open-plan living space, allocated parking, and exclusive access to leisure facilities, this apartment presents the ideal opportunity for anyone seeking convenience and comfort in a vibrant waterside community.

A Bright and Inviting Living Space

From the moment you step into the apartment, you are greeted by a bright and airy atmosphere, enhanced by a large sliding glass door leading onto the balcony. The open-plan living and kitchen area has been designed to maximise space and natural light, creating a comfortable environment for day-to-day living as well as entertaining.

The living area features soft, neutral décor and plush dark grey carpeting, offering a calm and modern canvas for a range of interior styles. Whether you prefer a minimalist approach or a cosy, character-filled aesthetic, this space lends itself beautifully to personalisation.



Contemporary Kitchen with Clean, Modern Lines

The kitchen section of the open-plan layout is finished with sleek white, handleless cabinetry and integrated appliances, combining functionality with a crisp, modern look. Recessed lighting keeps the space bright and uncluttered, while the layout provides ample room for cooking, dining, and hosting.

This seamless design means that the kitchen connects naturally with the living area, making day-to-day routines effortless and allowing for sociable evenings with friends or family.

Private South-East Facing Balcony with Water Views

One of the standout features of this apartment is its private balcony, positioned to capture morning sunshine thanks to its south-east orientation. This peaceful outdoor space is perfect for enjoying breakfast in the sun, reading with a backdrop of water views, or relaxing after work with fresh air and natural surroundings.

The balcony can also be accessed from the second bedroom, adding further convenience and enhancing the indoor-outdoor flow that makes the apartment feel spacious and connected to its wider environment.

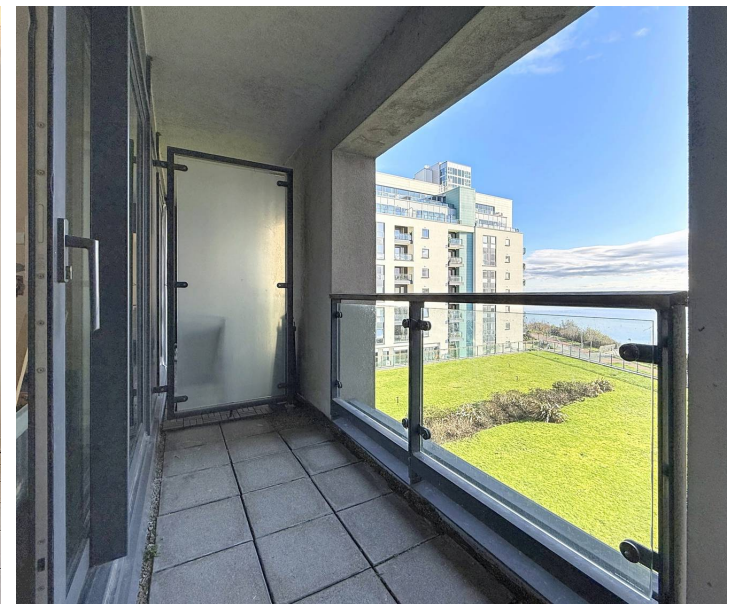
Two Comfortable Double Bedrooms

Both bedrooms are well sized, offering versatility whether you're looking for guest accommodation, a home office, or a long-term rental layout.

Principal Bedroom

The principal bedroom measures an impressive 4.58m x 2.70m and includes:

- Built-in wardrobes
 - A private ensuite shower room
 - Modern tiling with a mosaic accent
 - A peaceful setting away from the main living area
- This room offers everything you need for restful nights and practical day-to-day living.





Second Bedroom

The second double bedroom (2.47m x 2.93m) benefits from balcony access, making it particularly appealing for guests or sharers. It also offers a calm and inviting space for working from home.

Two Modern Bathrooms

In addition to the ensuite shower room, the apartment includes a well-appointed family bathroom. Both the ensuite and main bathroom are finished with contemporary fixtures, neutral tones, and clean, modern styling, ensuring the home feels consistent and well maintained throughout.

Leisure Facilities That Elevate Everyday Living

Prospect Place is renowned for offering some of the best leisure amenities of any development in Cardiff Bay. As a resident of Caldey Island House, you'll enjoy access to:

- Two fully equipped on-site gyms
- A heated swimming pool
- Jacuzzi/hot tub facilities
- Sauna access
- 24-hour concierge service

These features offer an exceptional lifestyle advantage, providing residents with the convenience and luxury of health and wellbeing options just steps from their front door.

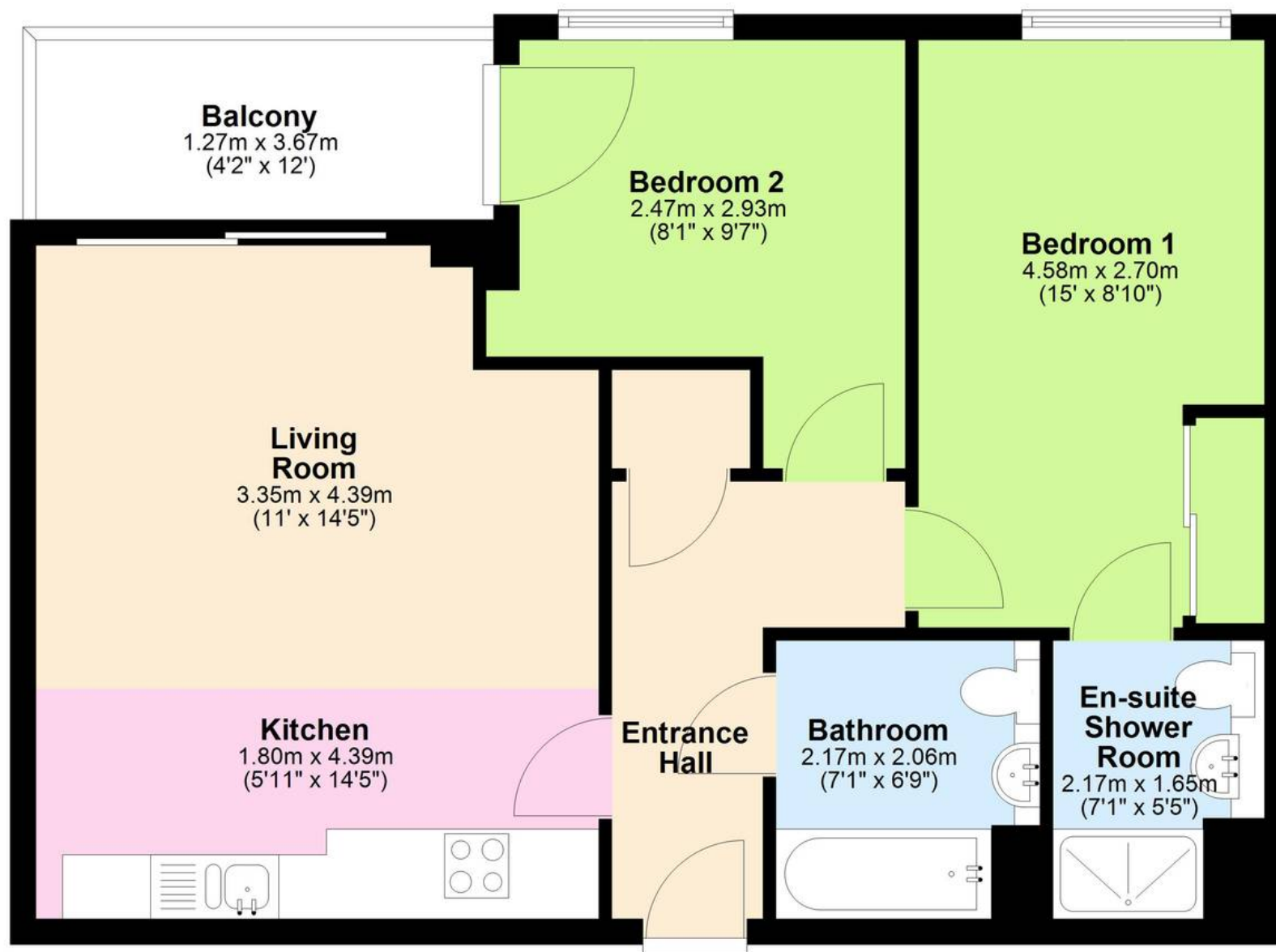
Landscaped Communal Gardens and Waterside Setting

As part of this secure gated community, residents also benefit from access to beautifully maintained communal gardens and green spaces. These landscaped areas are ideal for a quiet break outdoors or a walk around the development, while also providing a sense of tranquillity that enhances the overall living experience.



Third Floor

Approx. 59.6 sq. metres (641.1 sq. feet)



Total area: approx. 59.6 sq. metres (641.1 sq. feet)



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