



Catrine, Watkiss Way, Cardiff, CF11 0SB

£270,000

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Entrance Hall

Entered via wooden door, with security spy hole. Porcelain tiled flooring and skirting boards. Concealed coffer lighting detail, housing large crystal chandelier. Coved ceiling. Built in double wardrobe. Additional storage cupboard, housing hot water tank and Bluetooth controls for Sonus sound system. In-ceiling speakers. Large wall mounted mirror. Smoke alarm. Spotlights.

Lounge/Diner

Fantastic Double glazed uPVC floor to ceiling windows, to front aspect. Patio door leading to large decked, south-facing balcony, with stunning water views. Ample natural daylight. Porcelain tiled flooring and skirting boards. Exceptionally large living area. Wallpaper feature wall. Mirrored column. Telephone point. TV aerial point. Wall mounted electric radiator. In-ceiling speakers. Spotlights. Open plan to-

Kitchen

Double glazed uPVC porthole, to side aspect. Tiled flooring. Glass surround entrance. Luxury granite worktops, with large breakfast bar. Modern fitted units with work surfaces incorporating underslung sink, with mixer tap. Ample storage, with soft close drawers. Built in self cleaning AEG oven and microwave. Large four ring electric AEG hob, with touch panel control. Mirrored splash back. Mirrored column. Integrated washing machine/ tumble dryer, dishwasher and fridge freezer. Extractor fan. In-ceiling speakers. Spotlights. Open plan living.

Master Bedroom

Double glazed uPVC window and porthole to front aspect, with direct water views. Double bedroom. Built in double wardrobe, with large chrome handles. Carpeted flooring. Wallpaper

feature wall. TV aerial point. Telephone point. Wall mounted electric radiator. In-ceiling speakers. Spotlights.

En Suite

Tiled flooring. Fully tiled walls. Coved ceiling. Vanity enclosed wash hand basin, with mixer tap and granite top. W.C, with soft close seat. Large shower cubicle, with rainfall shower and additional hand held shower head. Large wall mounted mirror. Shaver point. Extractor fan. Heated towel rail. In-ceiling speakers. Spotlights.

Second Bedroom

Double glazed uPVC window, to side aspect, with water views. Double bedroom. Built in double wardrobe, with large chrome handles. Carpeted flooring. Wallpaper feature wall. Wall mounted electric radiator. Spotlights.

Bathroom

Tiled flooring. Fully tiled walls. Coved ceiling. Vanity enclosed wash hand basin, with mixer tap and granite top. W.C, with soft close seat. Panelled bath with rainfall shower over and additional hand held shower head. Glass shower screen. Large wall mounted mirror. Concealed storage and lighting. Shaver point. Extractor fan. Heated towel rail. In-ceiling speakers. Spotlights.

Balcony

Large newly decked, south-facing balcony, with decking lights. Fantastic water views and ample sun. Accessed from the living room.

Cladding

Cladding - The building does not currently possess a EWS1 form but we have been informed the following regarding the building cladding position

- Penhouse Apartment
- Direct Water Views
- Spacious Balcony
- Secure Gated Development
- 24 hour Concierge
- Beautifully Renovated
- No Chain
- Allocated Secure Parking



Boasting a fabulous position within the sought after Bay area of our vibrant Capital city, this incredibly beautifully refurbished penthouse could be yours. On your doorstep is easy access to a huge range of amenities, including the sought after Penarth town to the wonderful contemporary Bay attractions along with its cultural history. Amazing road links to the City centre along with main roads to the M4 are also just minutes away making it a dream for commuters.

Internally, the property has been recently fully renovated with everything a buyer could ask for including new kitchen, ensuite and bathroom, surround sound just to start. The large terrace balcony provides wonderful views over the river and surrounding greenery plus the moored boats below, and benefits from a south-westerly aspect. Additionally you are able to access the terrace from both the lounge and the bedroom thus giving this already largest apartment a more open feeling for entertaining or relaxing . This property is a must see for anyone looking for something special. Concierge reception and security, with secure gated allocated parking.

Being sold furnished to the ease of the new owner.

Area - 1012 sq ft - without balcony
 EPC - C
 Council Tax Band - F

From 2022
 Lease Length - TBC
 Ground rent is £150 per annum
 Service charge is £4128 per annum including water.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C		66	65
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE
Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863

   @keyexecutivesales