

# 11 Davaar House

Ferry Court, Cardiff Bay, Cardiff, CF11 0LA



A very well presented first floor, two bedroom flat located in this large, modern development that provides very convenient access into Cardiff Bay, Cardiff itself, to Penarth and the M4. The property has it's own balcony and water views, with living accommodation that comprises the entrance hall, open plan living / dining and kitchen space, the two nicely sized bedrooms and two bathrooms - one being an en-suite to the main bedroom. There is one allocated parking space and the property has shared us of the communal gyms, swimming pool, 24 hour concierge and gardens on site. Sold with no onward chain and viewing is advised. EPC: B.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£175,000**

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## **Accommodation**

### **Hall**

Newly fitted carpet. Built-in cupboard. Wall mounted Dimplex electric heater. Power points. Doors to both bedrooms as well as the bathroom and the open plan living / dining room. Door entry phone.

### **Living / Dining Room** 14' 6" x 11' 6" approx (4.41m x 3.5m approx)

Part of an open plan living space with kitchen, this areas has a large double glazed window and sliding doors out onto the balcony, which offers water views. Fitted carpet. Power points and TV point. Wall mounted Dimplex electric heater. Open to the kitchen.

### **Kitchen** 14' 6" x 5' 11" approx (4.41m x 1.8m approx)

A fitted kitchen comprising wall units and base units with stone effect laminate work surfaces. Integrated appliances including an electric oven, four zone electric hob, microwave, extractor hood, fridge freezer, a dishwasher and a washing machine. Single bowl stainless steel sink with drainer. Tiled floor. Tiled splashbacks. Recessed lights and extractor fan. Power points

### **Bedroom 1** 8' 11" x 14' 9" (2.71m x 4.5m)

A double bedroom with water views and an en-suite shower room. Newly fitted carpet. Large double glazed window. Fitted wardrobe with mirrored sliding doors. Power points and TV point. Wall mounted Dimplex electric heater. Door to the en-suite.

### **En-Suite** 5' 5" x 7' 2" (1.65m x 2.18m)

A well-proportioned shower room with tiled floor and part tiled walls. Suite comprising a shower cubicle with mixer shower, a WC and a sink. Fitted mirror. Heated towel rail. Recessed lights and extractor fan.

### **Bedroom 2** 9' 3" x 10' 10" max (2.81m x 3.29m max)

A double bedroom, again with partial water views. Large double glazed window. Newly fitted carpet. Power points. Wall mounted Dimplex electric heater.

### **Bathroom** 6' 9" x 7' 2" (2.06m x 2.19m)

Tiled floor and part tiled walls. Suite comprising a panelled bath with mixer shower and glass screen, a WC and a sink. Fitted mirror. Heated towel rail. Recessed lights and extractor fan.

## **Outside**

### **Balcony** 10' 4" x 4' 7" (3.15m x 1.4m)

The property benefits from a balcony laid to stone paving, with water views and space for chairs. Glass and painted steel balustrade. This balcony has a southerly aspect and overlooks communal gardens as well as the water.

## **Additional Information**

### **Tenure**

The property is leasehold (CYM679616) with 125 years from 1st January 2006 (105 years remaining).

### **Council Tax Band**

The Council Tax band for this property is E, which equates to a charge of £2,349.34 for 2025/26.

### **Service Charge and Ground Rent**

We have been informed by the sellers that the current service charge is £2,897 per year and the ground rent is £250 per year.

### **Utilities**

The property is connected to mains electricity, water and sewerage services and has electric heating.

### **Approximate Gross Internal Area**

694 sq ft / 64.5 sq m.

### Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	81 B	81 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### Floor Plan











