

# 39 Davaar House

Ferry Court, Cardiff, South Glamorgan, CF11 0LA



A third floor two bedroom flat with water views, located in this large, modern development that provides very convenient access into Cardiff Bay, Cardiff itself, to Penarth and the M4. The property benefits from use of the shared gyms and swimming pool as well as concierge. The living accommodation within the flat itself 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. The flat has a private balcony accessed from the living room, and with water views and a southerly aspect. There is one allocated parking space. Sold with no onward chain and viewing is advised. EPC: B.

**David  
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

**£185,000**

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## **Accommodation**

### **Hall**

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**

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**

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**

A double bedroom with water views and an en-suite shower room. 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**

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**

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

### **Bathroom**

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**

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 (CYM671917) with a term of 125 years from 1st January 2006 (104 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 £2,000 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**











