

39 Davaar House, Ferry Court

Cardiff, 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. Available immediately, either partly furnished or unfurnished. 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 ensuite 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. EPC: B.

**David
Baker & Co.**

Your local Estate Agent & Chartered Surveyor

£1,200 PCM

2-3 Station Approach, Penarth, Vale of Glamorgan, CF64 3EE
Tel: 029 20 702622 | info@davidbaker.co.uk | www.davidbaker.co.uk

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.

Furnishing Status

The property is available on a part furnished basis, but could be unfurnished if required.

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.

Availability

The property is available immediately, subject to a successful application process.

Our Fees

For all tenancies, we require rent paid one month in advance. Prior to the commencement of any tenancy, tenants must pay, in cleared funds, the first months rent unless otherwise agreed. A further payment of one months rent plus £100 is also due as a security deposit, this payment will be held in the Government backed TDS scheme. Initial move-in monies can be paid online via BACS, with a debit or credit card via The Letting Partnership (on the phone), or in cash to David Baker & Company. Details of the Tenancy Deposit Scheme can be found on their site, www.tenancydepositscheme.com. A holding deposit equal to one weeks rent is payable to secure the property. David Baker & Company is a member of The Property Ombudsman. David Baker & Company is a member of a Client Money Protection scheme operated by Client Money Protect (CMP).

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











