

# 6 Bayscape

Watkiss Way, Cardiff, CF11 0TA



A very spacious one bedroom first floor flat with roof terrace in this very popular new wateride development. The property has excellent living space, large bedroom, bathroom and the terrace. There is also one secure, undercroft parking space and the building benefits from an on-site cafe and bakery. Penarth Marina, the Cardiff International Pool, Rafting Centre and various supermarkets are only a walk away and there is easy access to Penarth, Cardiff and the M4. Viewing is advised. EPC: B.

**David  
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Your local Estate Agent & Chartered Surveyor

**£225,000**

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## Accommodation

### **Entrance Hall**

LVT floor with under floor heating. Two built-in cupboards, one with plumbing for washing machine. Recessed lights. Doors to all rooms. Power points.

### **Living Room 11' 11" x 20' 4" (3.64m x 6.2m)**

Luxury vinyl floor throughout including the kitchen, all with under floor heating. Large aluminium double glazed window and door to the terrace, all with fitted Venetian blinds. Power points and media point with digital TV, phone and Internet. Recessed lights. Open to the kitchen.

### **Kitchen 8' 11" x 9' 10" approximately (2.72m x 3m approximately)**

Modern, quality Fitted kitchen comprising wall units, base units and laminate work surfaces. Integrated Smeg appliances including fridge freezer, microwave, electric oven, four zone ceramic hob, extractor hood and dishwasher. Single bowl stainless steel sink. Power points. LVT floor with underfloor heating. Recessed lights.

### **Bedroom 9' 6" x 16' 5" (2.9m x 5m)**

A very spacious double bedroom with aluminium double glazed window overlooking the terrace with roller blind. Fitted carpet with under floor heating. Power points and media point. Fitted wardrobes with mirrored sliding doors.

### **Bathroom 5' 3" x 11' 6" (1.6m x 3.5m)**

Fully tiled bathroom with suite comprising a panelled bath with hand shower fitment, large shower cubicle with mixer shower, WC and wash hand basin with storage below. Under floor heating. Recessed shelf. Spotlights. Extractor fan. Heated towel rail.

## Outside

The property benefits from a spacious, dedicated outside terrace (2.06m x 6.91m) which is paved and has ample room for lounge furniture, dining dining table and planting. There is also one allocated undercroft, gated parking space with ANPR system for entry and exit.

## Additional Information

### **Tenure**

We have been informed by the vendor that the property is held on a leasehold basis with 250 years to run from 1st January 2018.

### **Council Tax Band**

The Council Tax band for this property is D which equates to a charge of £1,823.39 for the year 2024/25.

### **Service Charge**

We have been informed by the seller that the Service Charge is £2,268 per annum which includes heating.

### **Ground Rent**

We have been informed by the seller that the Ground Rent is £195.00 per annum.

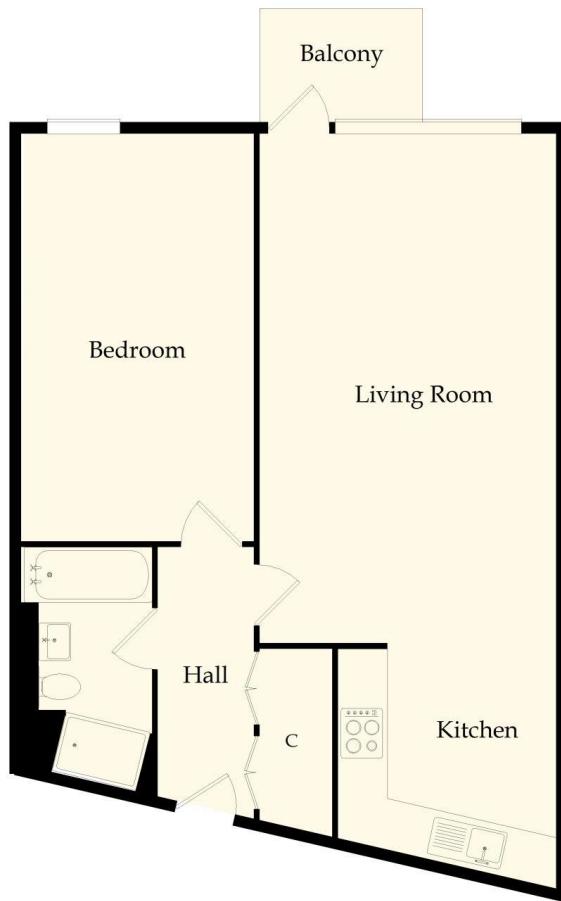
### **Approximate Gross Internal Area**

624 sq ft / 58 sq m

## Energy Performance Certificate



## Floor Plan



This drawing is for illustrative purposes only (not to scale)  
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