

02920 204 555

253 Cowbridge Road West,
Cardiff, CF5 5TD

e: SALES@mr-homes.co.uk

www.mr-homes.co.uk

MR HOMES
SALES & LETTINGS



Roma, Watkiss Way
Cardiff Bay,
CF11 0SJ

Guide Price Offers in the Region Of £310,000
Leasehold

Watkiss Way

Cardiff Bay, Cardiff, CF11 0SJ

Overview

- NO CHAIN - 12th FLOOR - 3-BED APARTMENT with BEAUTIFUL WATER VIEWS
- PANORAMIC VIEWS OVER CARDIFF BAY & PENARTH MARINA
- WRAP AROUND BALCONY
- OPEN-PLAN MODERN LIVING
- FITTED KITCHEN with TOP OF THE RANGE INTEGRATED APPLIANCES
- MASTER BEDROOM with EN-SUITE
- UNDERCROFT SECURE PARKING
- PRIVATE GATED DEVELOPMENT
- 24 HOUR ON SITE CONCIERGE



NO CHAIN!!! A SUPERB 3-BEDROOM 12th FLOOR APARTMENT ACHIEVING PANORAMIC VIEWS OVER PENARTH MARINA, CARDIFF BAY / BARRAGE & THE INTERNATIONAL SPORTS VILLAGE - DIRECT WATER VIEWS - PRIVATE GATED DEVELOPMENT with 24 HOUR ON SITE CONCIERGE - ALLOCATED UNDERCROFT PARKING - OPEN-PLAN MODERN LIVING - FULLY FITTED KITCHEN with TOP OF THE RANGE INTEGRATED APPLIANCES - MASTER BEDROOM with EN-SUITE & QUALITY FITTED WARDROBES - 2 FURTHER DOUBLE BEDROOMS ALSO WITH QUALITY FITTED WARDROBES - LEASEHOLD - **MR HOMES** are very pleased to Offer **FOR SALE** this Beautifully Presented 3-Bedroom 12th Floor Apartment which achieves Panoramic Views towards Penarth Marina & Cardiff Bay Barrage, the apartment comprises in brief; Entrance Hallway, Open-Plan Lounge/Dining Room to the Fully Fitted Kitchen with Integrated Appliances. The Master Bedroom has a Good Size En-Suite, Bedrooms 2 & 3 Offer Fitted Wardrobes, & the Main Bathroom Suite. Communal Secure Entrance & Lifts to each Floor. **EPC Rating = C. Council Tax Band = G.** 360 TOUR LINK:

<https://tour.giraffe360.com/romaapartment1105ap/>

NB: Taylor Wimpey have confirmed that the Cladding Issues are being resolved at No Cost to the Leaseholders* Taylor Wimpey have confirmed in writing that this Apartment is now Mortgageable* *Ask for details...

WWW.MR-HOMES.CO.UK

FREE MORTGAGE ADVICE AVAILABLE UPON REQUEST...



Entrance Hallway

Lounge/Diner - Open-Plan

24' 3" max x 21' 5" max (7.39m x 6.52m)

Kitchen with Neff Integrated Appliances

10' 11" x 7' 7" (3.32m x 2.31m)

Master Bedroom

14' 2" x 11' 10" (4.31m x 3.60m)

En-Suite

8' 7" x 4' 11" (2.61m x 1.50m)

Bedroom 2

13' 2" x 10' 7" (4.01m x 3.22m)

Bedroom 3

10' 6" x 8' 8" (3.20m x 2.64m)

Main Bathroom

9' 0" x 6' 3" (2.74m x 1.90m)

Large Wrap Around Balcony - South Facing

Under croft Secure Allocated Parking Space



IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



CARDIFF WEST

Homes House,
253 Cowbridge Road West,
Cardiff,
CF5 5TD