www.jeffreyross.co.uk

CARDIFF VALE CAERPHILLY BRISTOL

Francis Street

CARDIFF BAY

Cardiff Bay offers a vibrant, modern waterfront lifestyle. It transitions historic maritime docks into a cosmopolitan hub filled with contemporary apartments, upscale dining, and cultural venues like the Wales Millennium Centre and Senedd. The area appeals heavily to young professionals and city commuters seeking scenic, resort-style living

Comments by Mr Luke Trezise

Property Specialist

Mr Luke Trezise

Senior valuer

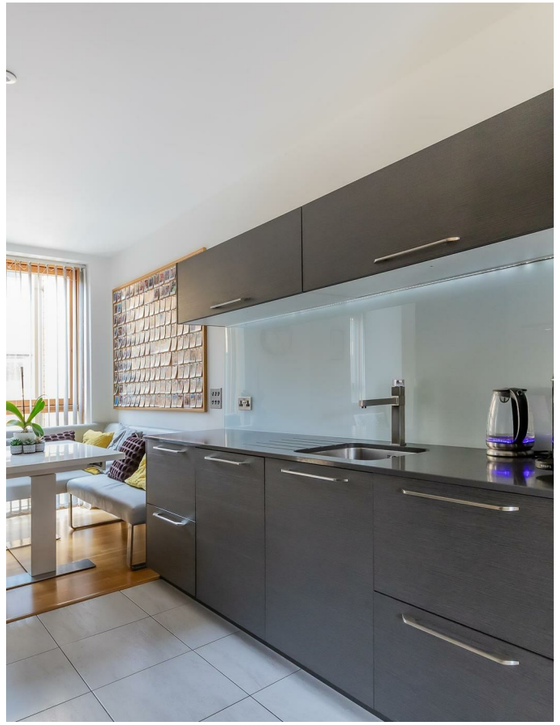
luke@jeffreyross.co.uk

Stylish town house living with views of the bay form the roof terrace, one not to miss.

Comments by the Homeowner

GROSS INTERNAL AREA
FLOOR 1: 30 m², FLOOR 2: 52 m²
FLOOR 3: 50 m², FLOOR 4: 7 m²
EXCLUDED AREAS: , PATIO: 31 m²
BALCONY: 4 m², DECK: 38 m²
TOTAL: 140 m²

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Francis Street

Cardiff Bay, Cardiff, CF11 0JX

Asking Price

£490,000

4 Bedroom(s) | 3 Bathroom(s) | 1506.00 sq ft

Contact our

Pontcanna Branch

02920 499680

A stylish executive contemporary town house, built and finished to a high specification. Situated in this desirable location within Cardiff Bay, this property enjoys expansive views from it's large wrap around roof terrace and balcony.

The accommodation is over three floors and comprises four bedrooms with an en suite to the master bedroom, living room with balcony, kitchen and dining room, ground floor utility room and integral garage. In addition to the spacious roof terrace is an enclosed rear garden. Driveway Parking, gas central heating and double glazed.

The Location

Cardiff Pointe is well connected for those commuting to the city region or enjoying the diverse lifestyle of the area.

Driving, Cardiff Pointe is only two miles from the City centre and less than 10 minutes from the M4 via the uninterrupted Link Road.

Cogan Train Station is only minutes away and you can be in Cardiff Central in less than 10 minutes to enjoy the treasures of the South Wales coastline in less than fifteen minutes. From Cardiff Central you can access the UK rail network with London and Birmingham around two hours away.

Alternatively, there are City centre bus services every ten minutes from your door or you can even take a water taxi to the City centre or Mermaid Quay.

If you prefer the outdoors, the level site at Cardiff Pointe and the surrounding area is perfectly positioned for cyclists and runners, as part of the pan-Bay cycle and jogging route

Foyer

Hall

Utility room 6'11" x 9'1" (2.11 x 2.77)

Shower room

Snug 10'0" x 7'8" (3.06 x 2.35)

Garage

Living room 17'8" x 12'5" (5.39 x 3.79)

Kitchen 9'3" x 17'6" (2.84 x 5.35)

Dining room 9'3" x 7'1" (2.84 x 2.17)

Office space 8'4" x 10'2" (2.55 x 3.11)

Master bedroom 9'1" x 10'11" (2.78 x 3.33)

Walk in wardrobe

Ensuite shower room

Bedroom 8'4" x 12'4" (2.56 x 3.78)

Bedroom 8'10" x 9'0" (2.71 x 2.76)

Bathroom

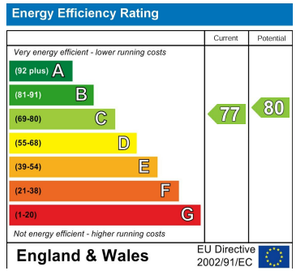
Roof top garden

Council tax band

Band G

EPC

Rating C


Energy Efficiency Rating
Current
Potential
Very energy efficient - lower running costs
(92 plus) A
(81-91) B
(69-80) C
(55-68) D
(39-54) E
(21-38) F
(1-20) G
Not energy efficient - higher running costs
77
80
England & Wales
EU Directive 2002/91/EC