

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



TY DEVONIA  
PIERHEAD VIEW



| Energy Efficiency Rating                    |                            |           |
|---------------------------------------------|----------------------------|-----------|
|                                             | Current                    | Potential |
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>74</b>                  | <b>81</b> |
| (55-68) <b>D</b>                            |                            |           |
| (39-54) <b>E</b>                            |                            |           |
| (21-38) <b>F</b>                            |                            |           |
| (1-20) <b>G</b>                             |                            |           |
| Not energy efficient - higher running costs |                            |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC |           |

**ENTRANCE**

a gated complex with remote opening gate to the car parking area with 2 allocated spaces.

**COMMUNAL ENTRANCE**

the main door leads to the communal stair well, the property can be found on the 2nd floor. there is lift access to all floors.

**PERSONAL HALLWAY**

with doors leading to the main living room, bedrooms and bathroom. there is also a large built in store cupboard and a boiler cupboard.

**LIVING ROOM**

5.18 x 4.98 (16'11" x 16'4")

a large, bright room with patio doors opening onto the juliet balcony and views over the water. the room has carpeted floors and is neatly decorated. an opening leads to the kitchen.

**KITCHEN**

3.00 x 2.46 (9'10" x 8'0")

A modern fitted kitchen with a range of eye and base level units and work surfaces. There are built in appliances too including an electric hob and oven with hood over, microwave, washer dryer and dishwasher.

**BEDROOM 1**

3.66 x 2.59 (12'0" x 8'5")

A generously proportioned double bedroom with built in wardrobes, carpeted floor and door to en-suite.

**EN-SUITE SHOWER ROOM**

A stylish fitted shower room which has been re-furbished by the current owner. The room is fully tiled and has a curved shower area, WC and wash hand basin as well as an extractor fan, shaver socket and towel radiator.

**BEDROOM 2**

3.68 x 2.59 (12'0" x 8'5")

**FAMILY SHOWER ROOM**

**OUTSIDE**

Two allocated parking spaces

**TENURE**

We are informed that the property is leasehold with 996 years remaining of a 999 year lease at a annual ground rent of £190

**SERVICE CHARGE**

We are informed the annual service charge is currently £2,600 which we understand includes buildings insurance and water rates.

**COUNCIL TAX**

Band F £3,068.02 (2025-2026)



**TY DEVONIA**  
PIERHEAD VIEW, CF64 1SJ - £200,000

 2 bedrooms  2 bathroom(s)  904.00 sq ft

A spacious waterside 2 bedroom apartment in this popular gated development located along the waters edge. Offered for sale with vacant possession and no onward chain. Hallway, large living room with balcony, fitted kitchen, 2 double bedrooms and 2 bathrooms. Well located for local amenities including a large supermarket, restaurants, public houses, railway station as well as access to the main link roads and the M4. The block is serviced with a gated entrance and 2 allocated parking spaces. The main entrance has controlled entry and there is a lift servicing all floors.

**PROPERTY SPECIALIST**

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Valuer

