

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) A		
(81-91) B		
(69-80) C	74	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 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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