



**KEY**

EXECUTIVE

SALES

**£240,000**

**, Davaar House, Ferry Court, Cardiff Bay CF11 0LA**



- Bright open-plan kitchen / living / dining space with modern finish
- Two spacious double bedrooms, including principal with ensuite
- Stylish main bathroom finished to a contemporary standard
- Private balcony with attractive water views
- Residents' leisure facilities including pool, hot tub, and gym

**Entrance Hallway**  
A welcoming entrance hallway sets the tone for the home, offering a bright and practical space with room for coats and shoes, while providing seamless access to the main living areas — creating an inviting first impression for residents and guests alike.

**Living/Kitchen/Dining**  
The open-plan kitchen, living, and dining area is a bright, sociable space designed for modern living. A sleek, contemporary kitchen flows effortlessly into the lounge and dining areas, creating the perfect setting for both everyday comfort and entertaining, with generous natural light enhancing the sense of space and style.

**Balcony**  
The balcony, accessed directly from the living space, provides a seamless extension of the home — a private outdoor spot perfect for morning coffee or evening relaxation, where you can enjoy fresh air and attractive water views in a peaceful setting.

**Master Bedroom**  
The principal bedroom is a bright and spacious double, thoughtfully designed to create a calm and comfortable retreat. It benefits from a well-sized ensuite shower room, adding a touch of privacy and convenience while enhancing the room's modern, practical appeal.

**Master Bedroom En-suite**  
The ensuite is finished in a clean, modern style, featuring a sleek shower

suite and contemporary fittings that provide both comfort and practicality, creating a fresh, private space perfectly suited to everyday use.

**Bedroom Two**  
Bedroom two is a generous double room filled with natural light, offering a versatile space ideal for guests, a home office, or additional living needs, while maintaining the same bright and comfortable feel found throughout the home.

**Family Bathroom**  
The family bathroom is stylishly appointed with modern fixtures and a clean, contemporary finish, providing a comfortable and practical space for everyday use while complementing the home's overall design.

**Grounds**  
The communal grounds are well maintained and thoughtfully landscaped, creating an attractive setting for residents to enjoy. Clean, welcoming, and professionally managed, they enhance the overall living environment and provide a pleasant sense of arrival and community.

**Leisure Facilities**  
Residents benefit from access to excellent on-site leisure facilities within Prospect Place, including a swimming pool, hot tub, and fully equipped gym. These well-maintained amenities bring a lifestyle feel to everyday living — perfect for relaxing, recharging, or keeping active without leaving the development.



**, Davaar House, Ferry Court, Cardiff Bay, CF11 0LA**

Step into stylish waterfront living with this impressive two-bedroom, two-bathroom apartment in Davaar House at Prospect Place — a home designed to immediately capture attention in the heart of Cardiff Bay.

From the moment you enter, the bright open-plan kitchen, living, and dining space draws you in. Expansive glazing fills the room with natural light, highlighting the sleek, modern kitchen and creating a welcoming environment perfect for entertaining or relaxing. The layout feels both spacious and social, making everyday living effortless while maintaining a refined, contemporary feel.

Both double bedrooms are generously sized and beautifully bright, offering peaceful retreats at the end of the day. The principal bedroom benefits from a well-proportioned ensuite for added privacy and comfort, while the main bathroom is finished to a similarly modern standard — ideal for guests or shared living.

A private balcony extends the living space outdoors, where calming water views provide the perfect backdrop for morning coffee or evening unwinding.

Residents also enjoy access to excellent on-site leisure facilities, including a swimming pool, hot tub, and fully equipped gym — elevating everyday living with a lifestyle feel rarely found in apartment developments. Combining modern interiors, generous proportions, and resort-style amenities, this apartment presents an exceptional opportunity to enjoy contemporary waterside living in one of Cardiff's most desirable locations.



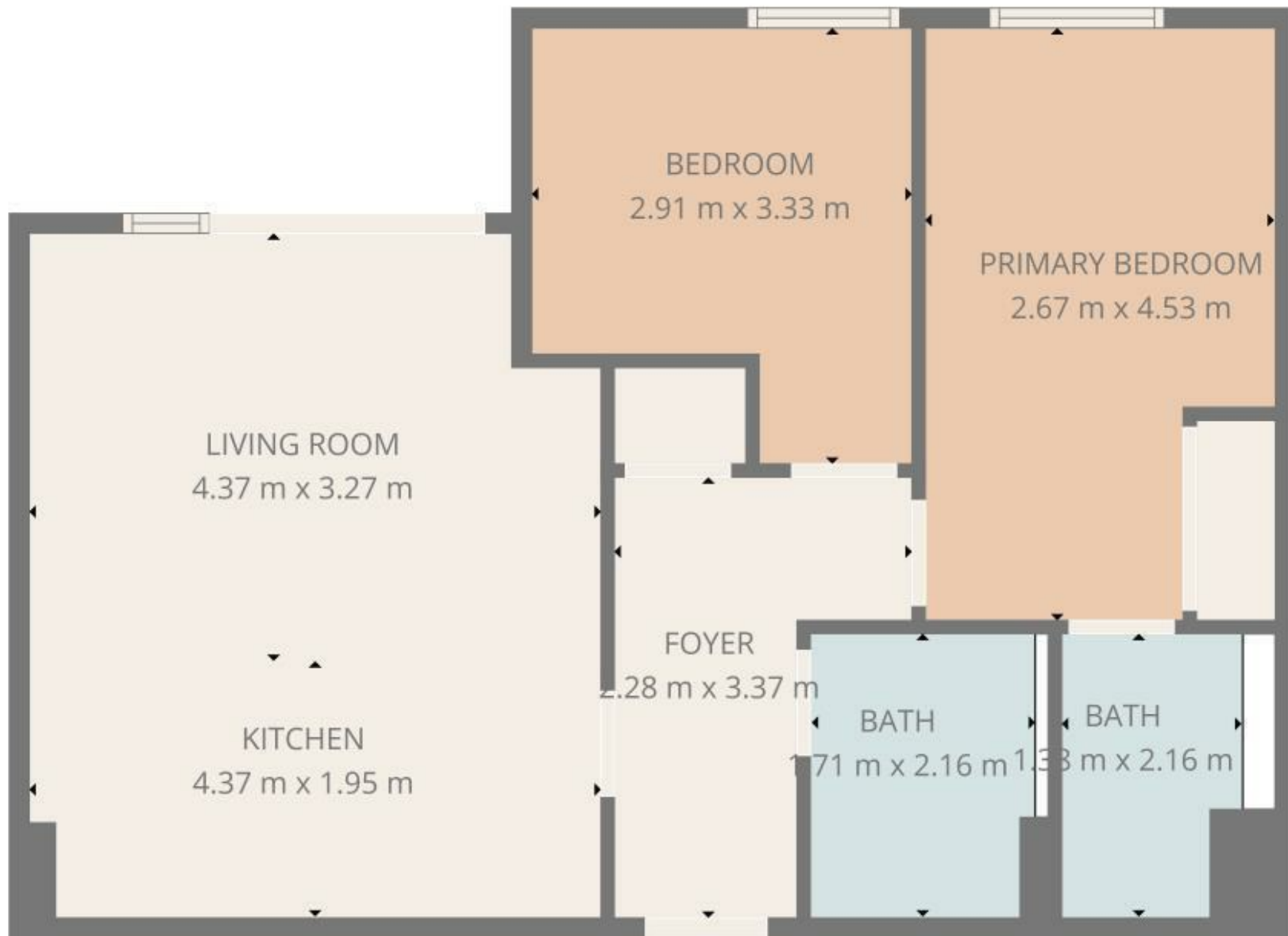
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

**Key Executive Sales**

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE  
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**TOTAL: 59 m2**  
1st floor: 59 m2  
EXCLUDED AREAS: WALLS: 5 m2

FLOOR PLAN CREATED BY QUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.