

190 Roma Victoria Wharf Watkiss Way, Cardiff

£190,000 Leasehold

LOCATED ON THE EIGHTH FLOOR OF THE HIGHLY SOUGHT-AFTER VICTORIA WHARF DEVELOPMENT • PANORAMIC WATER VIEWS OVER CARDIFF BAY • SOUTH WEST FACING ALLOWING AMPLE NATURAL LIGHT • SECURE GATED ENTRY AND PARKING PLUS A 24/7 CONCIERGE SERVICE • RECENTLY RENOVATED • MODERN FITTED KITCHEN WITH TERRAZZO SPLASHBACK AND WINE COOLER • TWO BEDROOMS • FAMILY BATHROOM PLUS AN EN-SUITE TO THE PRIMARY BEDROOM • PRIME LOCATION CLOSE TO SCHOOLS, AMENITIES AND TRANSPORT LINKS • EPC C75





Positioned on the eighth floor of the highly sought after Victoria Wharf development in Cardiff Bay, this beautifully presented apartment offers an exceptional blend of style, comfort and convenience, all set against a backdrop of panoramic water views.

Entry to the apartment is via a solid timber front door, leading into a well-presented hallway with luxury vinyl flooring and thoughtful lighting, setting the tone for the rest of the home.

The property's south-west facing aspect ensures that the spacious open-plan living and dining area is bathed in natural light throughout the afternoon and early evening, creating a warm and inviting atmosphere that is further enhanced by luxury vinyl flooring and elegant Roman blinds. Large, full-height glazed doors allow for seamless indoor-outdoor living, opening onto a generous and completely private balcony, which is not overlooked by any neighbouring homes and offers stunning vistas across the River Ely.

The recently renovated kitchen is a standout feature, boasting contemporary high-gloss cabinetry, terrazzo tiled splashbacks and a suite of integrated appliances including a fridge-freezer, oven, hob, extractor fan, washer-dryer and a built-in wine cooler. Open shelving and glass-fronted display units add both practicality and visual interest, while gloss floor tiles and spotlights contribute to the modern aesthetic.

The principal bedroom is thoughtfully appointed with multiple wardrobes, matching bedside units, a chest of drawers and luxury vinyl flooring, complemented by a stylish ensuite shower room featuring a double-width walk-in shower, WC, vanity unit with storage and a mirror-fronted cabinet.

The second bedroom is highly versatile, fitted with a fold-down 'study bed' that transforms into a large desk, making it ideal for guests, home working or as a dual-purpose room and also benefits from built-in wardrobes and modern blinds.

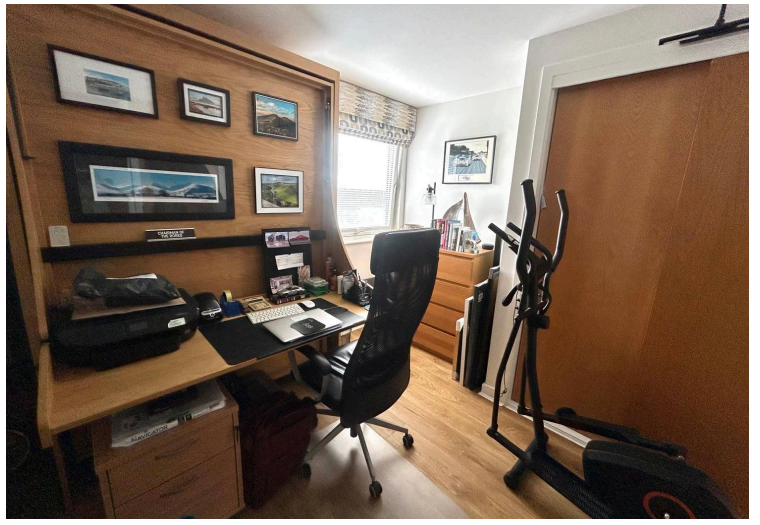
Both the ensuite and the main family bathroom have been tastefully modernised, with tiled floors and splashbacks, chrome towel rails and integrated vanity units, while the main bathroom includes a full-size bath with a screen and overhead shower.



Tenure

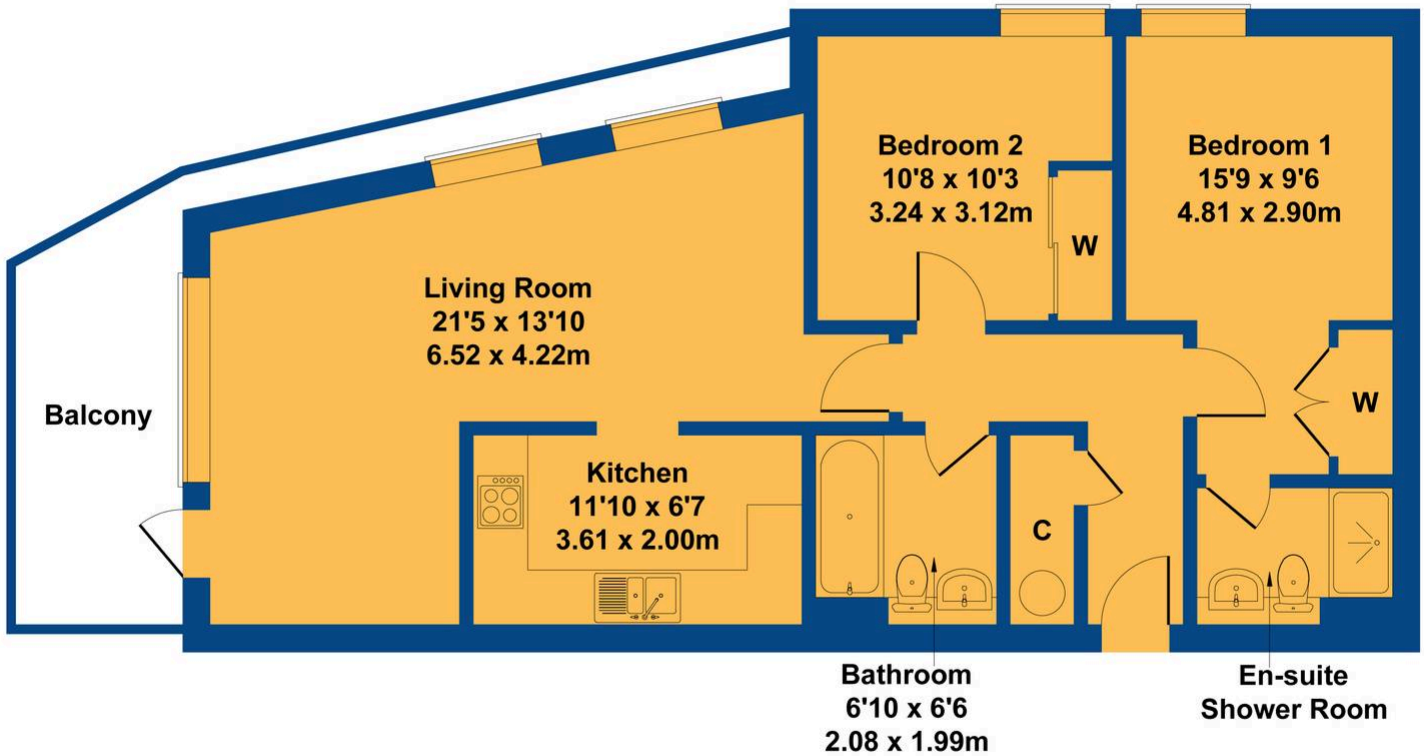
There are 105 years remaining on the lease. An annual service charge of £4,093.52 is payable covering building insurance and water rates and a ground rent of £150.00 per annum.





190 Roma, Victoria Wharf

Approximate Gross Internal Area
797 sq ft - 74 sq m



EIGHTH FLOOR

Not to Scale. Produced by The Plan Portal 2026
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