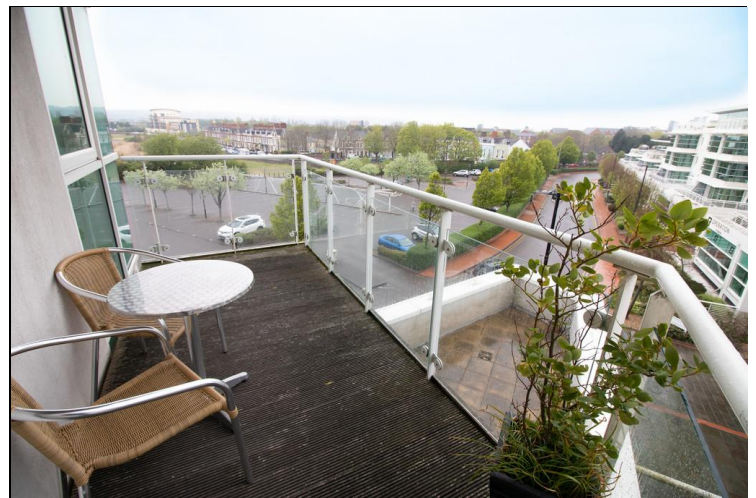


Ocean Reach

Havannah Street | Cardiff | CF10 5SG

One Bedroom Apartment | Asking Price Of £165,000



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PROPERTY DESCRIPTION

****PRIME LOCATION * EXCELLENT VIEWS**** MGY are pleased to present for sale a well presented one bedroom, second floor apartment in the heart of Mermaid Quay, with excellent views of the water and across Cardiff Bay. The spacious accommodation briefly comprises of entrance hall, living/ dining room, open plan to kitchen, one double bedroom and bathroom. The apartment further benefits from a large balcony, video entry intercom system and double glazing throughout. Street parking nearby. No chain. Viewing recommended.

- **Tenure** Leasehold
- **Council Tax Band D**
- **Floor Area (approx.)** 454 sq ft
- **Viewing Arrangements**
Strictly by Appointment

LOCATION

The property is conveniently situated in Cardiff Bay which lies one mile south of the City Centre, close to all amenities. The retail, social and leisure facilities of Mermaid Quay include St. David's Spa Hotel, Atlantic Wharf Leisure complex and the magnificent Wales Millennium Centre. The property also provides quick and easy access to the City Centre offering a wide range of retail and entertainment facilities expected of a Capital City including the Millennium Stadium which hosts a variety of sport and entertainment events. The M4 motorway is also easily accessed via the Butetown link and peripheral distributor road.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate flooring. Built in storage cupboard, housing hot water tank. Video entry phone. Wall mounted electric heater.

LIVING/DINING ROOM

17' 4" x 17' 8" (5.30m x 5.40m)
Double glazed uPVC floor to ceiling windows to front and side aspect. TV aerial point. Telephone point. Two wall mounted electric heaters. Open to:-

KITCHEN

10' 9" x 6' 1" (3.29m x 1.86m)
Double glazed uPVC door to side aspect, leading onto decked balcony, with dual aspect views of the water and across Cardiff Bay. Laminate flooring. Modern base and wall units with work surfaces incorporating one and a half stainless steel sink unit with mixer tap. Built in oven and four ring ceramic hob, with stainless steel extractor hood over. Built in fridge/ freezer and washing machine/dryer. Spotlights.

BEDROOM

9' 10" x 10' 3" (3.02m x 3.14m)
Double glazed uPVC window to front aspect. Carpeted flooring. Electric wall heater. Telephone point. TV aerial point. Built in double wardrobe, with hanging and shelving. Door to:-

BATHROOM

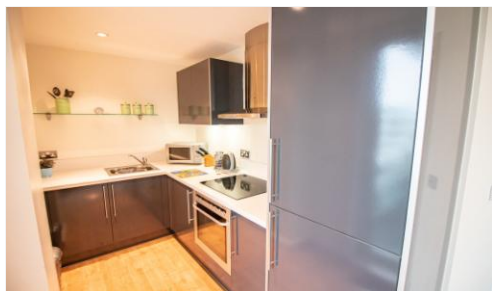
5' 11" x 7' 3" (1.82m x 2.21m) Tiled flooring. Part tiled walls. Panelled bath with hot and cold mixer tap and shower attachment. Glass shower screen. Wall mounted wash hand basin, with mixer tap and large mirror over. W.C. Heated towel rail. Extractor fan. Spotlights.

BALCONY

Large decked balcony, with glass surround. Fantastic views across Cardiff Bay and Mermaid Quay. Accessed from the kitchen.

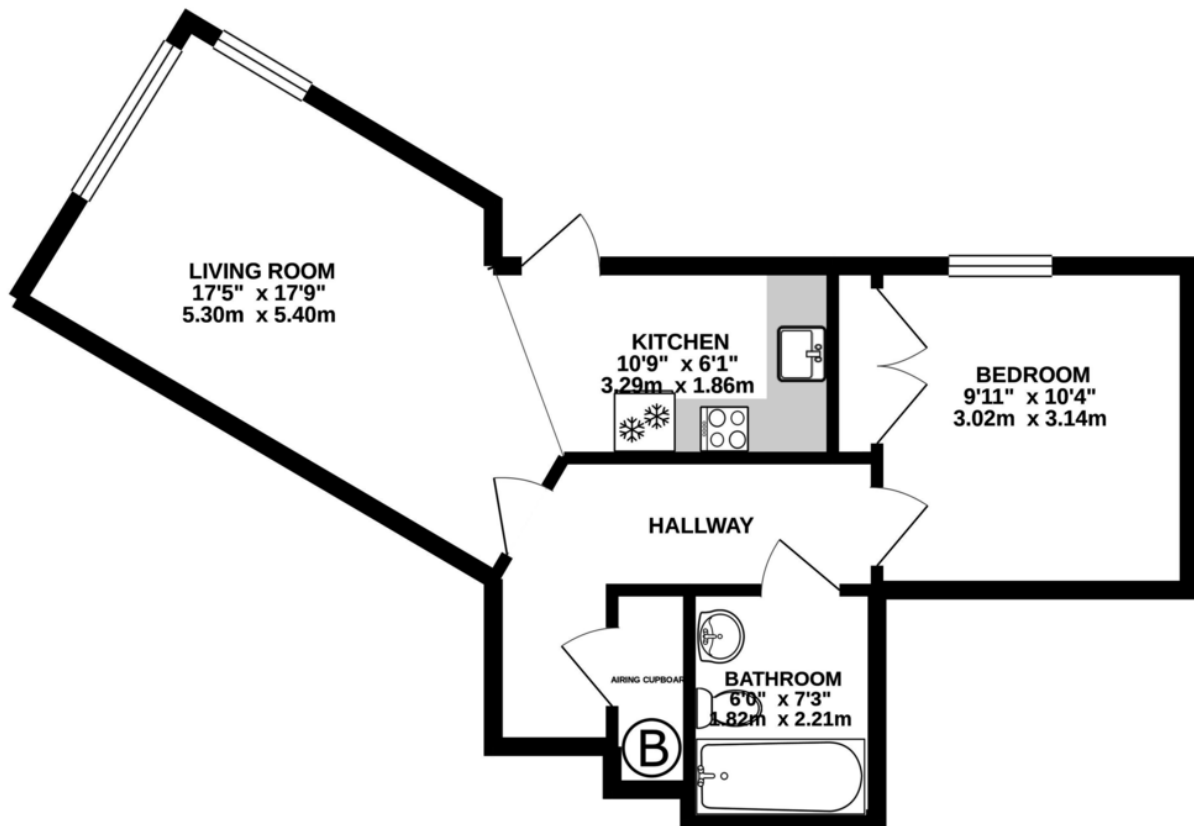
TENURE

MGY are advised that the property is leasehold, with a lease of 125 years from 2003.



FLOORPLANS

GROUND FLOOR
454 sq.ft. (42.2 sq.m.) approx.



Cardiff Bay 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff
CF10 5EE

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