

# Ocean Reach

Havannah Street | Cardiff | CF10 5SG

**Two Bedroom Apartment | Asking Price Of £275,000**



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# PROPERTY DESCRIPTION

**\*\*SUPERB WATER VIEWS\* NO CHAIN\*\*** MGY are pleased to present for sale a two bedroom, fifth floor apartment, in the heart of Mermaid Quay, with stunning views of the water and across Cardiff Bay. The spacious accommodation briefly comprises of entrance hall, living/ dining room, open plan to kitchen, two double bedrooms, master with en-suite and bathroom. The apartment further benefits from a large decked balcony, video entry intercom system, double glazing throughout and one allocated undercroft parking space. No chain. Viewing highly recommended.

- **Tenure** Leasehold
- **Council Tax Band** G
- **Floor Area (approx.)** 866 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Laminate flooring. Two built in storage cupboards, one housing hot water tank and with plumbing and space for washer/ dryer. Video entry intercom system. Wall mounted electric panel heater. Spotlights.

## LOUNGE/KITCHEN/DINER

18' 9" x 15' 5" (5.72m x 4.72m)  
Double glazed uPVC floor to ceiling windows to front and side aspect. Additional Double glazed uPVC patio door, leading onto large decked balcony, with views of the water and across Cardiff Bay. Wood flooring. TV aerial point. Telephone point. Two wall mounted electric panel heaters. Open plan living. Modern base and wall units with work surfaces incorporating stainless steel sink. Built in oven and four ring electric hob, with stainless steel extractor hood over. Splash back. Built in fridge/ freezer and dishwasher. Spotlights.

## MASTER BEDROOM

16' 11" x 10' 0" (5.17m x 3.06m)  
Double glazed uPVC floor to ceiling windows, to side aspect. Fantastic views of Cardiff Bay. Carpeted flooring. Wall mounted electric panel heater. Telephone point. TV aerial point. Built in double wardrobe. Door leading to:-

## EN-SUITE

8' 11" x 5' 1" (2.73m x 1.55m) Tiled flooring. Part tiled walls. Large shower cubicle. Wall mounted wash hand basin, with mixer tap and large mirror over. W.C. Heated towel rail. Extractor fan. Spotlights.

## BEDROOM TWO

10' 0" x 10' 0" (3.05m x 3.05m)  
Double glazed uPVC windows, to side aspect. Fantastic views of Cardiff Bay. Double bedroom. Laminate flooring. Wall mounted electric panel heater. Large fitted wardrobe. TV aerial point.

## BATHROOM

7' 4" x 7' 4" (2.26m x 2.24m) Tiled flooring. Part tiled walls. Panelled bath with hot and cold mixer tap and shower attachment. Wall mounted wash hand basin, with mixer tap and large mirror over. W.C. Heated towel rail. Extractor fan. Spotlights.

## BALCONY

14' 1" x 4' 11" (4.30m x 1.52m)  
Large decked balcony, with stunning water views of Cardiff Bay. Glass surround. Accessed from the living room.

## PARKING

Allocated undercroft parking space. Securely gated.

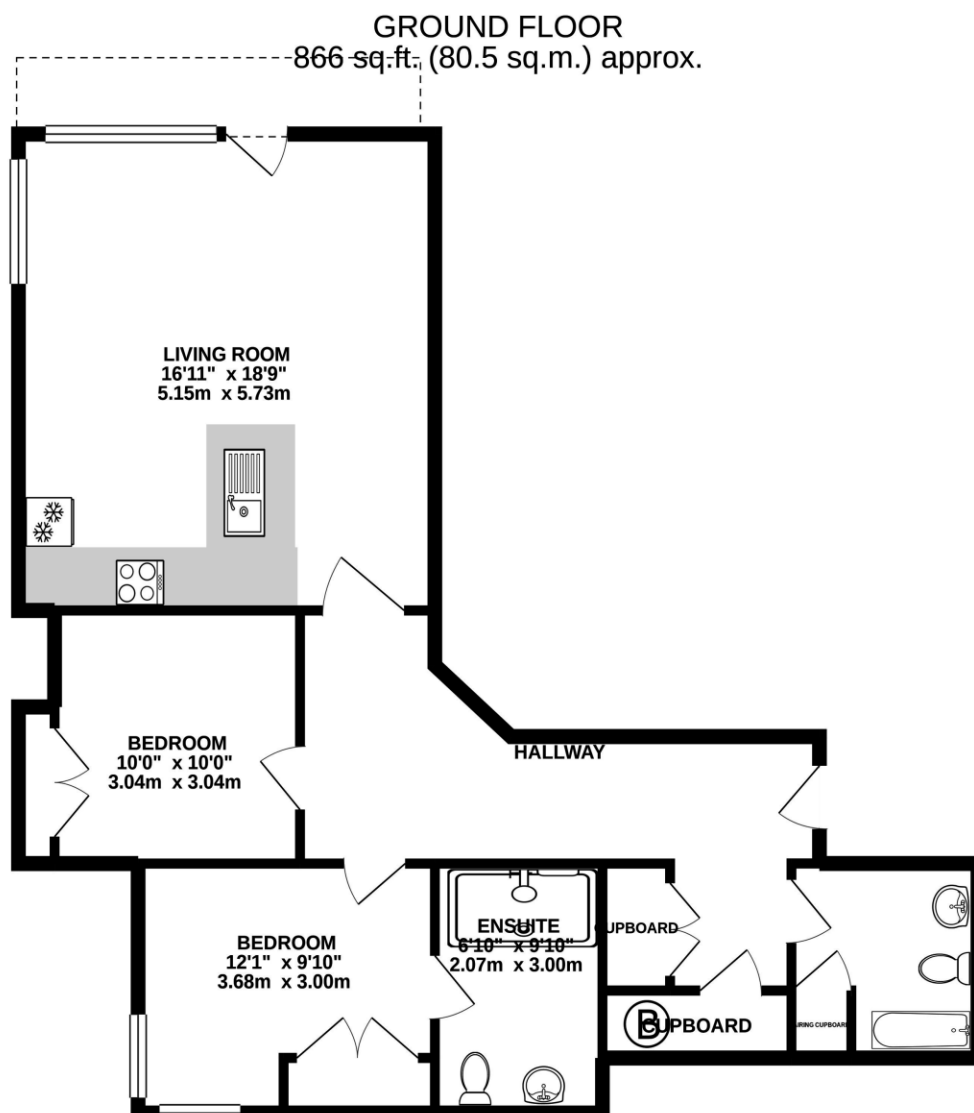
## TENURE

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



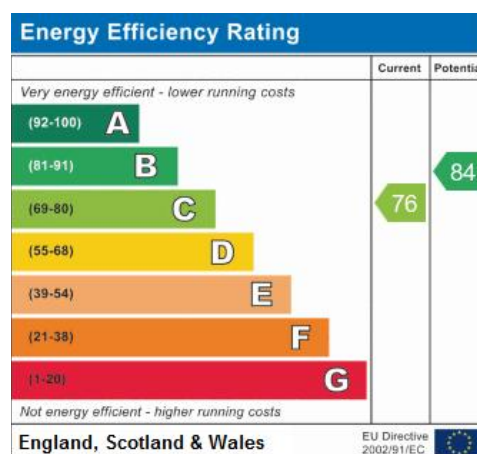


# FLOORPLANS



TOTAL FLOOR AREA : 866 sq.ft. (80.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metroplan 6/2021



**Cardiff Bay 029 2046 5466**

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

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