

Ocean House, Clarence Road, Cardiff Bay, CF10 5FR



Estate Agents and
Chartered Surveyors

Asking Price Of

£320,000



Two Bedroom Apartment

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Property Description

****EXTREMELY SPACIOUS *RARELY AVAILABLE* NO CHAIN**** MGY are pleased to present for sale, an exceptionally large two bedroom, first floor apartment within the highly sought after development, Ocean House. The unique accommodation comprises of entrance hall to spacious living room, kitchen, two double bedrooms, bathroom, utility room and storage room. The property further benefits from a large balcony, gas central heating, feature sash windows, exposed brick walls, video entry intercom system and an allocated undercroft parking space. 1603.823 sq ft. This property offers a work/ live in opportunity. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,604 sq ft

Viewing Arrangements
Strictly by appointment

ENTRANCE HALL

Entered via wooden door. Spacious entrance hall. Wood flooring. Wall mounted video entry intercom system. Spotlights. Doors leading to living room, bedrooms and bathroom.

LOUNGE/DINER

26' 8" x 24' 0" (8.13m x 7.33m)
Feature sash windows to front. Exposed brick walls. Wood flooring. Extremely spacious. Two wall mounted radiators. TV Aerial point. Telephone point. Spotlights.

KITCHEN

14' 4" x 12' 0" (4.38m x 3.66m)
Feature sash windows to front. Ample natural daylight. Exposed brick wall. Wood flooring. Part tiled walls. Fitted units, with work surfaces incorporating stainless steel sink. Integrated oven and five ring gas hob, with extractor hood over. Built in fridge. Breakfast island, with storage below and integrated microwave. Space for breakfast stools. Sliding door, leading to utility room.

UTILITY ROOM

7' 10" x 4' 3" (2.41m x 1.30m)
Wood flooring. Fitted units with work surfaces incorporating stainless steel sink. Integrated freezer. Space for washing machine. Extractor fan. Combi-boiler. Accessed from the kitchen.

MASTER BEDROOM

22' 4" x 12' 2" (6.83m x 3.72m)
French doors to side, leading to large decked balcony. Exposed brick wall. Wood flooring. TV Aerial point. Wall mounted radiator. Spotlights.

BALCONY

Large decked balcony. Accessed from the master bedroom.

BEDROOM TWO

17' 7" x 13' 5" (5.36m x 4.09m)
Feature sash windows to side. Double bedroom. Exposed brick wall. Wood flooring. TV Aerial point. Wall mounted radiator. Spotlights.

BATHROOM

11' 3" x 9' 2" (3.44m x 2.80m)
Large bathroom. Frosted window to side. Fully tiled walls. Wall mounted wash hand basin. Tiled bath, with shower attachment over. Separate shower cubicle. W.C. Wall mounted heated towel rail. Shaver point. Extractor fan. Spotlights.

STORAGE ROOM

10' 9" x 5' 10" (3.29m x 1.79m)
Large storage cupboard. Wood flooring. Accessed from the living room.

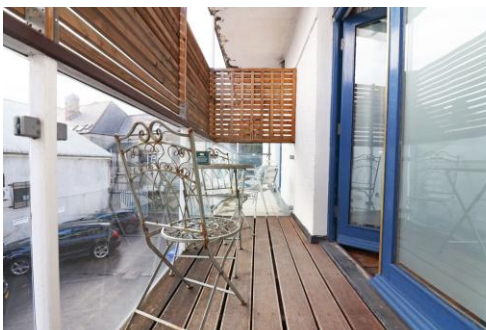
PARKING

Secure gated fob access to one allocated undercroft parking space.

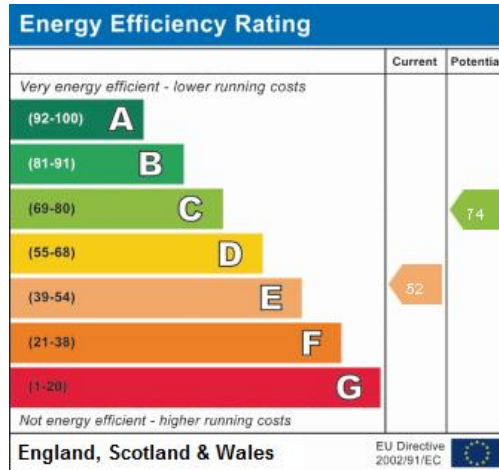
TENURE

MGY are advised that the property is leasehold, with a term of 125 years from 2001 and has a share of the freehold. Service charges of approx. £2,600 per annum, which includes building insurance, lift maintenance, video entry intercom system, maintenance of internal and external communal areas and secure gated access to an allocated undercroft parking space. Ground rent £50 per annum. This property can be used as a residential or commercial unit

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