

# Ocean House,

Clarence Road, Cardiff, CF10 5FR



Estate Agents and  
Chartered Surveyors

Asking Price Of

**£315,000**



Two Bedroom Apartment

2

1

1

1

# 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, brand new kitchen, two double bedrooms, bathroom and utility room. The property further benefits from gas central heating, feature sash windows, exposed brick walls, video entry intercom system and an allocated undercroft parking space. 1,506.95 sq ft. This property offers a work/ live in opportunity. No chain. Viewing highly recommended.

Tenure Leasehold

Council Tax Band F

Floor Area Approx 1,507 sq ft

Viewing Arrangements  
Strictly by appointment

## ENTRANCE HALL

Entered via wooden door. Frosted square glass blocks, to side aspect. Wood flooring. Wall mounted video entry intercom system. Spotlights. Door to living room, bedroom and bathroom.

## LIVING ROOM

28' 7" x 23' 0" (8.73m x 7.03m)  
Feature sash windows to front and side. Ample natural daylight. Exposed brick wall. Wood flooring. Extremely spacious. Two wall mounted radiators. Fireplace with flue. TV Aerial point. Telephone point. Spotlights.

## KITCHEN

14' 4" x 13' 11" (4.37m x 4.26m)  
Brand new kitchen. Feature sash windows to side. Ample natural daylight. Exposed brick wall. Wood flooring. 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. Wall mounted radiator. Spotlights. Sliding door, leading to utility room.

## UTILITY ROOM

9' 8" x 4' 6" (2.95m x 1.38m)  
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

19' 4" x 17' 5" (5.90m x 5.31m)  
Feature sash windows to front. Exposed brick wall. Wood flooring. TV Aerial point. Wall mounted radiator. Spotlights.

## BEDROOM TWO

12' 8" x 18' 11" (3.87m x 5.79m)  
Feature sash windows to front. Exposed brick wall. Wood flooring. TV Aerial point. Wall mounted vertical radiator. Spotlights.

## BATHROOM

11' 1" x 6' 9" (3.39m x 2.07m)  
Frosted square glass blocks to side. Part tiled walls. Wall mounted wash hand basin. Tiled bath. Separate shower cubicle. W.C. Wall mounted heated towel rail. Two large wall mounted mirrors. Shaver point. Extractor fan. Spotlights.

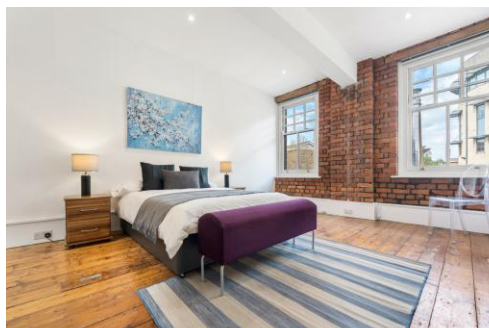
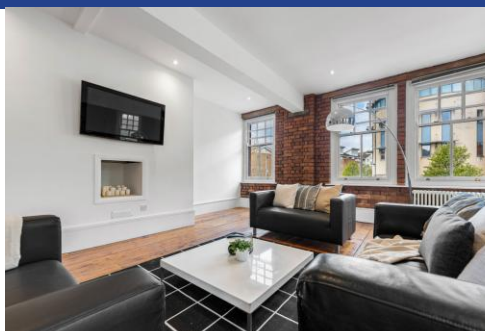
## PARKING

Secure gated fob access to one allocated undercroft parking space.

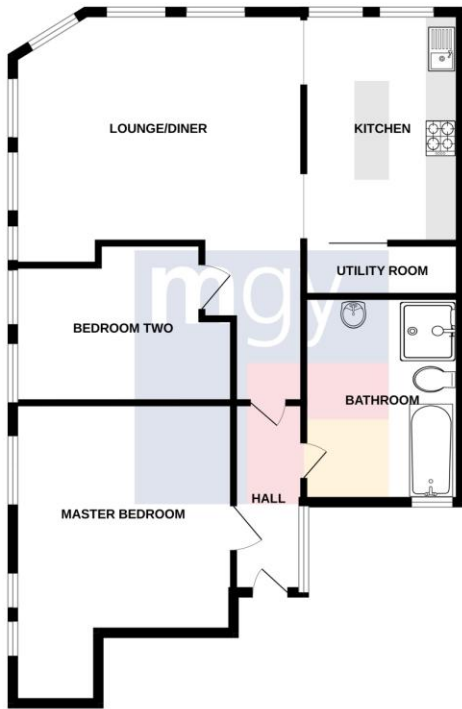
## TENURE

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 £2,351.49 per annum, which includes building insurance, video entry intercom system, lift maintenance, 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.

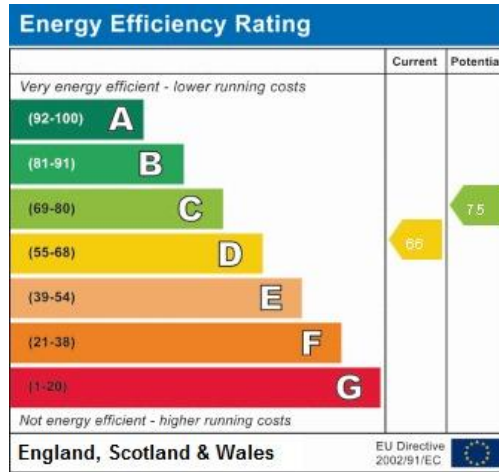
Ocean House,  
Clarence Road, Cardiff, CF10 5FR



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



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 Metropix ©2022



Cardiff 029 2046 5466

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



[mgy.co.uk](http://mgy.co.uk)

**Important Notice:** These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.