Clarence Road

CARDIFF BAY

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CARDIFF VALE CAERPHILLY BRISTOL

Contemporary living, short walk to the Cardiff City Centre.

Comments by Mrs Amanda Trinder

Property Specialist

Mrs Amanda Trinder

Senior valuer

amanda@jeffreyross.co.uk

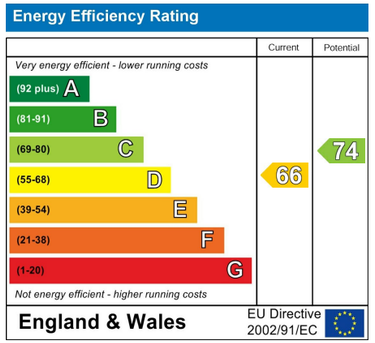
Spacious open plan living with parking.

Comments by the Homeowner

Ocean House, Cardiff Bay, CRF

1st Floor Apartment Interior Area 1201.72 sq ft

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Entrance hall 10'9 x 6'2 (3.28m x 1.88m)
Living area 19'1 x 12'9 (5.82m x 3.89m)
Bedroom/study area 22'1 x 11'4 (6.73m x 3.45m)
Dining area 10'9 x 24'0 (3.28m x 7.32m)
Kitchen 13'9 x 12'11 (4.19m x 3.94m)
Utility room 10'9 x 4'2 (3.28m x 1.27m)
Bathroom 13'10 x 9'3 (4.22m x 2.82m)

Parking

There is an allocated undercroft parking space via remote controlled doors.

Tenure

We have been informed that the property is Leasehold with 103 years remaining of a 125 yr lease. The current service charge is approximatley £2376 per annum. This information should be checked by your legal advisor.

Council tax

Band F

EPC rating

D

Clarence Road

Cardiff Bay, Cardiff, CF10 5FR

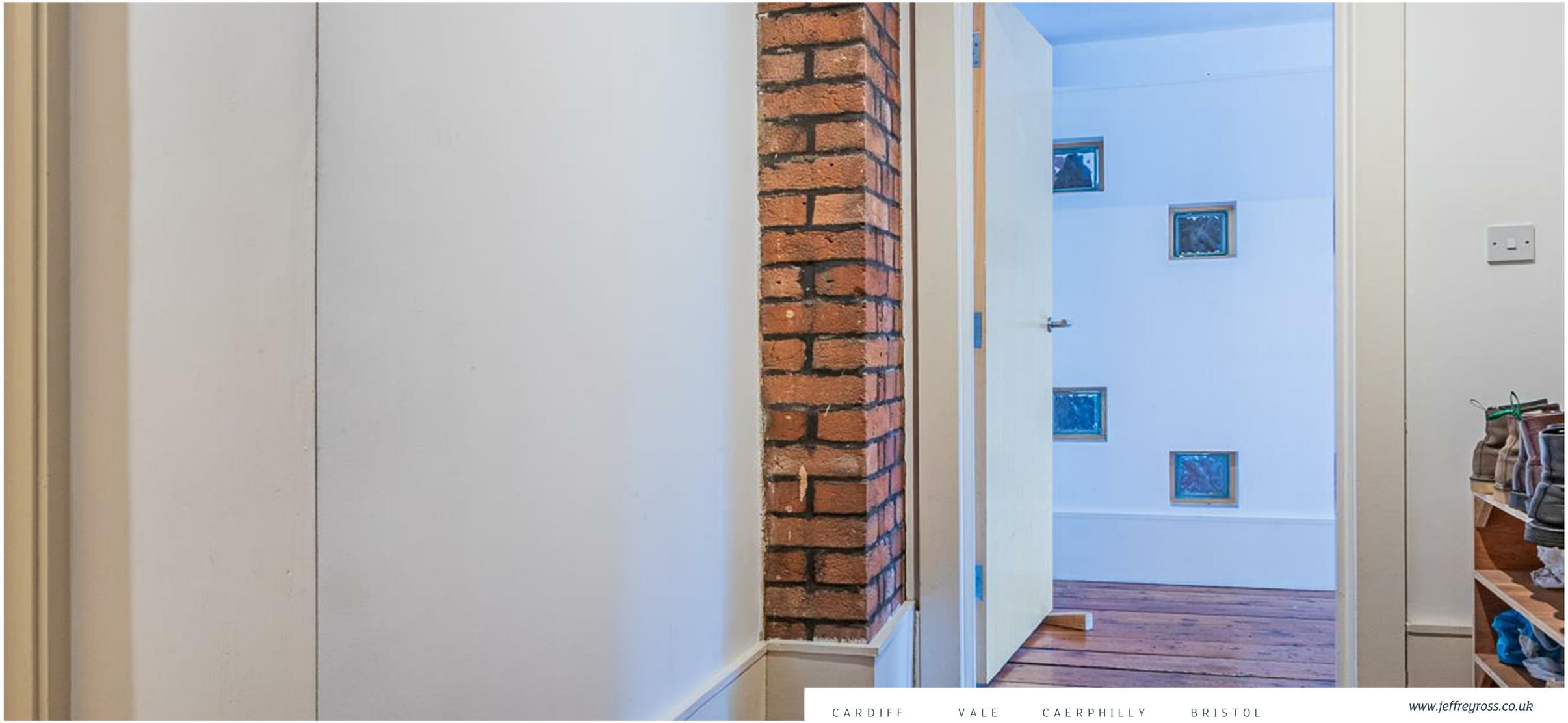
Offers Over

£240,000

1 Bedroom(s) 1 Bathroom(s) 1201.00 sq ft

Contact our

Penylan Branch

02920 499680

*** Offers over £240,000*** We are pleased to present for sale, an exceptionally large first floor loft style apartment within the sought after Ocean House. The unique accommodation comprises of spacious entrance hall to very large living room/bedroom which is filled with natural light thanks to the ten large sash windows, there is a walk-in dressing area, the fitted kitchen has built-in appliances and a breakfast bar, there is a separate utility/laundry room and large bathroom. The property further benefits from exposed brick walls and original polished wood floorboards. There is a video entry intercom system and an allocated under croft parking space. This property offers 1,201 sq ft. work/ live in opportunity. No chain. Viewing strongly recommended.