

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



VELLACOTT CLOSE

CARDIFF BAY



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CARDIFF BAY, CF10 4AF - £170,000

\*\*\* Priced to sell offers over £170,000 \*\*\* Jeffrey Ross are pleased to bring to the market this spacious two double bedroom ground floor apartment. The property comprises of communal entrance hall, entrance hall, lounge, kitchen, bathroom and ensuite off master bedroom. At the rear of the property there is a secure car park with parking for one car. Barletta House – Located on Lloyd George Avenue. Ideally positioned for both Cardiff Bay and Cardiff City Centre as well as excellent access in and out of the City, Ideal first time buy or investment.

\*\* Chain Free \*\*

2 bedroom(s) 2 bathroom(s) 657.00 sq ft

COMMUNAL ENTRANCE HALL

ENTRANCE HALL

LOUNGE  
4.39m x 3.51m (14'5" x 11'6")

KITCHEN  
3.35m x 2.95m (11' x 9'8")

BEDROOM ONE  
2.95m x 3.18m (9'8" x 10'5")

EN- SUITE

BEDROOM TWO 9'8" X 10'5"

BATHROOM  
1.88m x 1.96m (6'2" x 6'5")

COUNCIL TAX  
Band E

TENURE  
Share of Freehold

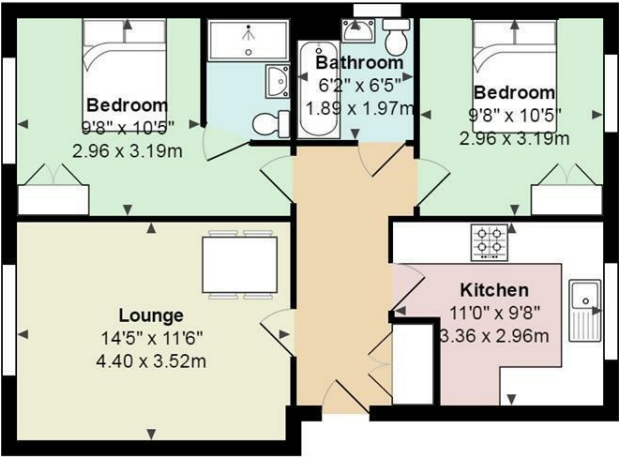
SERVICE CHARGE



| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   | 76                      | 77        |
| (69-80) C                                   |                         |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |



Barletta Way, Cardiff Bay



Total Area: 657 ft² ... 61.1 m²  
All measurements are approximate and for display purposes only