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Apartment 6, Ocean House
Clarence Road
Cardiff
CF10 5FR

Apartment 6, Ocean House Clarence Road

Asking price **£415,000**

A truly unique property, three double bedroom, loft style, second and third floor duplex apartment situated in the heart of Cardiff Bay.

Impressive duplex penthouse apartment within a warehouse conversion

Spacious, well-proportioned living and bedroom accommodation

Three double bedrooms plus semi open plan kitchen/dining/living room

Convenient location, central to all of Cardiff Bay amenities and services

Many characterful features

South facing balcony and roof terrace

Allocated secure parking in basement garage

Viewings highly recommended





This unique duplex apartment offers spacious living and bedroom accommodation which retains a wealth of original character features. This impressive apartment, situated in the heart of Cardiff Bay, must be viewed to be appreciated.

The secure entrance hallway offers lift and stair access to the second floor landing. The apartment offers accommodation which comprises; an ENTRANCE HALL with extensive range of floor to ceiling storage unit units. The impressive open plan KITCHEN/DINING/LIVING ROOM is dual aspect including picture windows to the side aspect.

Stairs rise to the first-floor gallery landing, overlooking the living and kitchen areas. The kitchen offers a range of base and wall mounted units with stainless steel worksurfaces and central island extending to a breakfast bar area. Integrated oven, microwave oven and gas hob with cooker hood over. Off the kitchen is a UTILITY ROOM with further storage units, space and plumbing for white goods and housing a modern gas fire central heating boiler.

Off the entrance hall is the generous sized THIRD BEDROOM, which is currently used as a home office. This spacious double bedroom has double doors onto an enclosed balcony. The FAMILY BATHROOM has a white four piece suite which includes a panel bath plus separate double shower cubicle with natural stone tiling to floor and walls.

The large gallery landing currently housing a pool table, gives access into eaves storage cupboard space. BEDROOM ONE has glazed double doors flanked by matching side panels leading out to the private south facing roof terrace. It has a door into the ENSUITE/Jack and Jill shower room which is also accessed from the landing. It offers a white three-piece suite but in need of refurbishment. BEDROOM TWO has a pitched ceiling

with skylight plus exposed brickwork to one wall with feature portal window.

The property benefits from one secure allocated parking space in the residence basement garage.





Directions

From the Cardiff City Centre, travel south along Bumballs Road. At the T junction turn left onto Clarence Road where Ocean House is found immediately on your right hand side.

What3words: online.such.invent

Tenure

Leasehold

Services

Mains water, drainage, gas and electricity.
Lease 125 years from 2001. £5600 per annum.

Council Tax Band F

EPC Rating

Viewing strictly by appointment through
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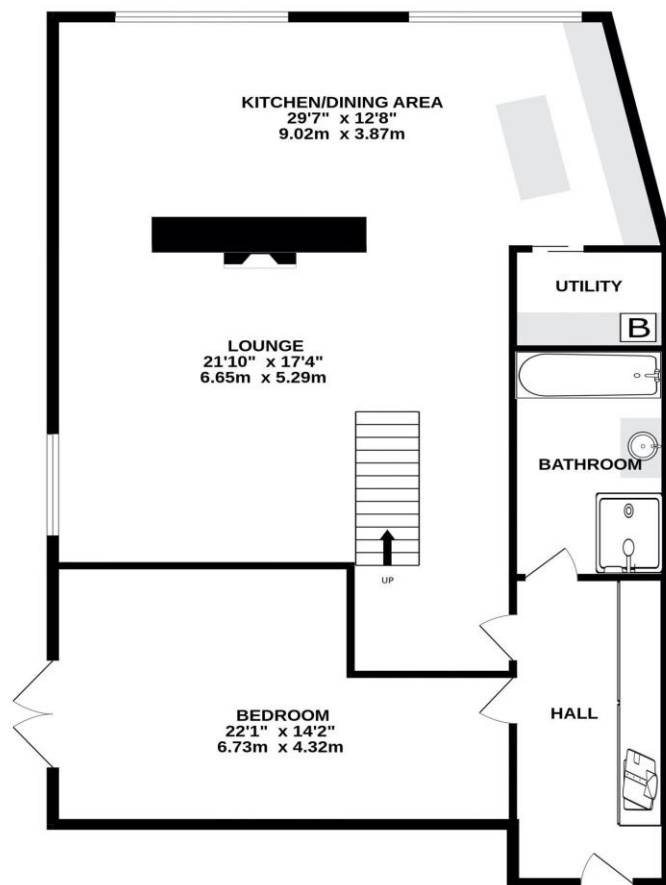


Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

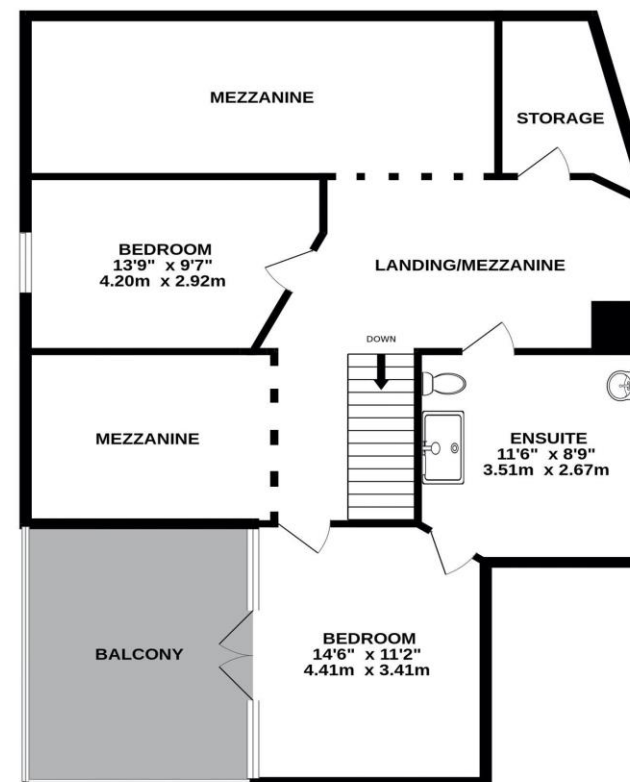
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GROUND FLOOR
1291 sq.ft. (119.9 sq.m.) approx.



1ST FLOOR
979 sq.ft. (90.9 sq.m.) approx.



TOTAL FLOOR AREA : 2270 sq.ft. (210.9 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.

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