



**OVERSTONE COURT**  
CARDIFF  
CF10 5NU

ASKING PRICE OF  
**£130,000**



## TWO BEDROOM APARTMENT



**2**



**2**



**2**



**1**

**\*\*NO CHAIN\*\*** MGY are pleased to present for sale a spacious two bedroom, fourth floor apartment located in the popular Overstone Court development. The development sits in a convenient location and is walking distance to both Cardiff Bay and the City centre. The apartments comprises large entrance hall with two storage cupboards, open plan lounge/kitchen/diner, two double bedrooms, one with en-suite and bathroom. The apartment also benefits from underfloor heating, balcony and onsite allocated parking. No Chain. Viewing Recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: E**

**FLOOR AREA APPROX: 549 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### **ENTRANCE HALL**

Entered via wooden door, with security spy hole. Large spacious hallway. Wall mounted security entry intercom system. Carpeted flooring. Two storage cupboards, one housing hot water tank.

#### **LOUNGE/KITCHEN/DINER**

22' 8" x 11' 2" (6.92m x 3.42m)  
Double glazed uPVC doors leading to balcony. Carpeted flooring. TV Aerial point. Telephone point. Open plan living. Laminate wood effect flooring. Modern fitted units with work surfaces incorporating stainless steel double sink and drainer with mixer tap. Ample storage. Built in four ring electric hob, oven and extractor hood over. Integrated fridge, freezer, washer/dryer and dishwasher. Part tiled walls.

#### **BEDROOM ONE**

12' 7" x 9' 10" (3.86m x 3.01m)  
Double glazed uPVC window to rear aspect. Double bedroom. Carpeted flooring. TV Aerial point. Telephone point. Door to:-

#### **ENSUITE**

6' 1" x 5' 8" (1.86m x 1.75m)  
Shower cubicle with mains shower over. Pedestal wash hand basin with hot and cold taps. W.C. Vinyl flooring. Part tiled walls. Mirror with lighting over. Heated towel rail. Extractor fan.

#### **BEDROOM TWO**

12' 4" x 8' 2" (3.76m x 2.51m)  
Double glazed uPVC window to rear aspect. Double Bedroom. Carpeted flooring. TV Aerial point. Telephone point.

#### **BATHROOM**

7' 2" x 5' 6" (2.19m x 1.70m)  
Panelled bath with shower fixture over. Pedestal wash hand basin with hot and cold tap. Vinyl flooring. Part tiled walls. Mirror with lighting over. W.C. Heated towel rail. Extractor fan.

#### **BALCONY**

Decked private balcony, with glass surround. Accessed from lounge/diner.

#### **PARKING**

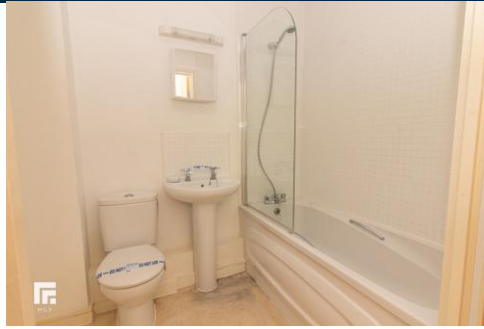
Secure barrier access to one allocated parking space. Visitor parking.

#### **TENURE**

MGY are advised that the property is leasehold, with a term of 150 years from 2004. Service Charges TBC. Ground rent TBC.



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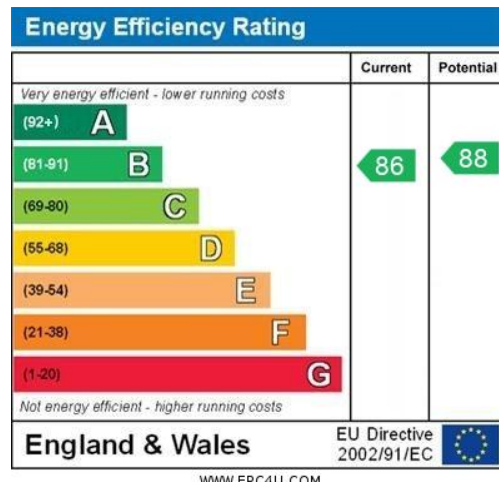


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## FOURTH FLOOR



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 Metreplan C2025



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