



O'LEARY DRIVE
CARDIFF BAY
CARDIFF CF11 7EB

OFFERS IN EXCESS OF
£160,000



TWO BEDROOM APARTMENT



2



2



2



1

****IDEAL FIRST TIME PURCHASE OR INVESTMENT** NO CHAIN**** MGY are pleased to present for sale a spacious two bedroom, second floor apartment in the popular O'Leary Drive development. Walking distance to Cardiff Bay Retail Park and with excellent links to the A4232 and M4. Mermaid Quay is also close by, offering a variety of bars, shops and restaurants. Frequent public transport which is easily accessible, linking to Cardiff City Centre and surrounding areas. The modern accommodation comprises of spacious entrance hall, living room and open plan kitchen, two double bedrooms, master with en-suite and bathroom. The property further benefits from double glazing throughout, gas central heating, an allocated parking space and visitor parking. Low service charges. Ideal first time purchase or investment. No chain. Viewing recommended.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Large spacious hallway. Wall mounted security entry intercom system. Laminate wood effect flooring. Two large storage cupboards. Wall mounted radiator. Spotlights.

LIVING ROOM

14' 2" x 13' 5" (4.33m x 4.11m)
Double glazed uPVC windows, to front aspect. Spacious living area. Laminate wood effect flooring. Feature fireplace. Wall mounted radiator. TV Aerial point. Spotlights. Open plan living.

KITCHEN

10' 8" x 6' 6" (3.27m x 1.99m)
Modernised kitchen. Double glazed uPVC window, to side aspect. Modern fitted units with work surfaces incorporating stainless steel sink. Ample storage. Built in oven and four ring electric hob with extractor hood over. Part tiled walls. Integrated fridge freezer and dishwasher. Space for washing machine. Wall mounted Combi-boiler. Extractor fan. Spotlights.

MASTER BEDROOM

13' 9" x 9' 8" (4.21m x 2.96m)
Double glazed uPVC windows, to front aspect. Carpeted flooring. Built in double wardrobe. Wall mounted radiator. TV Aerial point. Telephone point. Spotlights. Door leading to:-

TENURE: LEASEHOLD

COUNCIL TAX BAND: D

FLOOR AREA APPROX: 646 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

EN-SUITE

5' 3" x 4' 11" (1.62m x 1.50m)
Modernised en-suite. Shower cubicle with rainfall shower and additional shower attachment. Vanity enclosed wash hand basin. W.C. Heated towel rail. Extractor fan. Spotlights.

BEDROOM TWO

9' 9" x 8' 9" (2.98m x 2.68m)
Double glazed uPVC windows, to front aspect. Double bedroom. Carpeted flooring. Wall mounted radiator. Spotlights.

BATHROOM

6' 9" x 6' 2" (2.06m x 1.88m)
Modernised bathroom. Tiled flooring. Part tiled walls. Panelled bath with shower over and glass shower screen. Vanity enclosed wash hand basin. W.C. Heated towel rail. Extractor fan. Spotlights.

PARKING

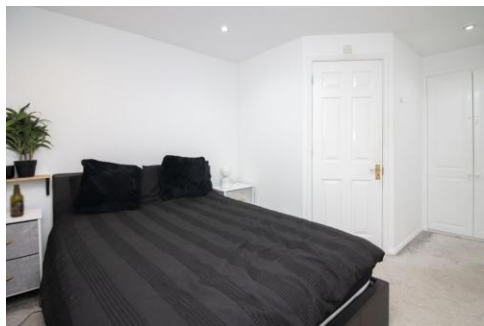
Secure gated access to an allocated parking space. Visitor parking.

TENURE

MGY are advised that this property is leasehold, with a term of 999 years from 2002. Service charges approx. £1800 per annum, which includes building insurance, water rates, security entry intercom system, maintenance of internal and external communal areas, regular cleaning and refuse disposal, an allocated parking space and visitor parking. Ground rent £120 per annum.



O'LEARY DRIVE, CARDIFF BAY, CARDIFF CF11 7EB



O'LEARY DRIVE, CARDIFF BAY, CARDIFF CF11 7EB

| Energy Efficiency Rating | | | |
|--------------------------|---------------|---------|-----------|
| Score | Energy rating | Current | Potential |
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 77 C | 79 C |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

CARDIFF 029 2046 5466

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



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.

MGY.CO.UK