



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

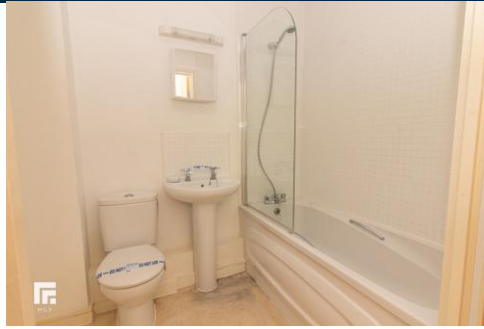
Secure barrier access to one allocated parking space. Visitor parking.

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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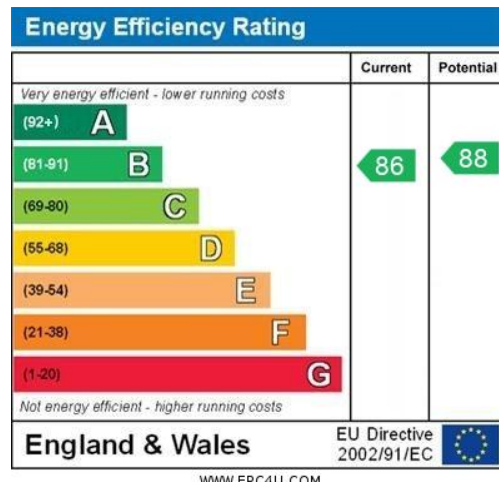


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FOURTH FLOOR



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Made with Metreplan C2025



CARDIFF 029 2046 5466

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



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