

UNDER OFFER



Clarence Road

Cardiff Bay, Cardiff, CF10 5FR

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OFFERS OVER

£240,000

1 BEDROOM

1 BATHROOM

1 RECEPTION

1,201 SQ FT

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WORK/ LIVE IN OPPORTUNITY

ALLOCATED UNDERCROFT PARKING SPACE

EXTREMELY SPACIOUS

WALKING DISTANCE TO MERMAID QUAY

NO CHAIN



THE PROPERTY

*** Offers over £240,000*** We are pleased to present for sale, an exceptionally large first floor loft style apartment within the sought after Ocean House. The unique accommodation comprises of spacious entrance hall to very large living room/bedroom which is filled with natural light thanks to the ten large sash windows, there is a walk-in dressing area, the fitted kitchen has built-in appliances and a breakfast bar, there is a separate utility/laundry room and large bathroom. The property further benefits from exposed brick walls and original polished wood floorboards. There is a video entry intercom system and an allocated under croft parking space.

This property offers 1,201 sq ft. work/ live in opportunity. No chain. Viewing strongly recommended.



INSIDE



ACCOMMODATION

ENTRANCE HALL	3.28m x 1.88m
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LIVING AREA	5.82m x 3.89m
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BEDROOM/STUDY AREA	6.73m x 3.45m
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DINING AREA	3.28m x 7.32m
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KITCHEN	4.19m x 3.94m
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UTILITY ROOM	3.28m x 1.27m
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BATHROOM	4.22m x 2.82m
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PARKING

There is an allocated undercroft parking space via remote controlled doors.

EPC RATING

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PROPERTY TYPE	STUDIO
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INTERNAL AREA	1,201 SQ FT
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TENURE	LEASEHOLD
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COUNCIL TAX	BAND F · ABOUT £2,908 A YEAR <i>Cardiff Council, 2026/27 estimate</i>
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EPC RATING	66 · POTENTIAL 74
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Ocean House, Cardiff Bay, CRF

1st Floor Apartment Interior Area 1201.72 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.



Amanda Trinder

SENIOR VALUER / NEGOTIATOR

PENYLAN BRANCH

029 2049 9680

38 WELLFIELD ROAD, PENYLAN, CARDIFF, CF24 3PB

jeffreygross.co.uk



SCAN TO SEE WHAT'S
NEAR YOU

CARDIFF VALE CAERPHILLY BRISTOL

These particulars are a general guide and do not form part of any offer or contract. Measurements are approximate, taken at the widest points, and should not be relied on for carpets or furnishings. We have not tested any services, appliances, fittings or systems. Photographs may have been taken with a wide-angle lens. Tenure and council tax band are as advised by the seller and must be confirmed by your legal adviser. Jeffrey Ross, 38 Wellfield Road, Penylan, Cardiff, CF24 3PB. 029 2049 9680. The Property Ombudsman, membership D03828. jeffreyross.co.uk