

property details **approval form**

10 O'leary Drive, Cardiff, South Glamorgan, Wales, CF11 7EB

Date: 06 November 2024

Property Ref and Version: CTN109363 - 0002

selling your home with us!

Not for marketing purposes INTERNAL USE ONLY

>> **let's get your property sold!**

After visiting your property we have compiled this document to show you all of the information we have gathered, including all images. We just need you to review this document to make sure everything we say in here is accurate before we officially begin marketing your home.

What is covered in this marketing approval form:

- | | |
|----------------------|---------------------|
| 1. Price | 5. Room Description |
| 2. Key Features | 6. Directions |
| 3. Short Description | 7. Property Images |
| 4. Long Description | 8. Floor Plan |

The information within this document will be used within our property particulars and on the internet; the format of how this information is displayed may be subject to change.

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>> **price**

offers in excess of £160,000

Tenure: Leasehold

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001.

>> **key features**

- > Two Double Bedrooms
- > Allocated Parking
- > Two Bathrooms
- > Modern Apartment
- > Viewing Recommended
- > EPC Rating: C

>> **short description**

We are delighted to be offering for sale this well presented and well-proportioned two-bedroom apartment situated in the popular residential location of Cardiff Bay. Ideal for first time buyers and investors alike. To fully appreciate what is on offer an early internal inspection is recommended.

>> **long description**

We are delighted to be offering for sale this well presented and well-proportioned two-bedroom apartment situated in the popular residential location of Cardiff Bay. This lovely apartment briefly comprises of; secure communal entrance, generous lounge/ diner, fitted kitchen, modern bathroom, two double bedrooms, and a modern En-suite. The property further benefits from allocated parking. To fully appreciate what is on offer an early internal inspection comes highly recommended.

>> **directions**

>> **Agent Note**

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> room description

Lounge
13' 5" x 14' 2" (4.09m x 4.32m)

Kitchen
6' 6" max x 10' 8" max (1.98m max x 3.25m max)

Bedroom 1
9' 8" x 13' 9" (2.95m x 4.19m)

Bedroom 2
9' 9" x 8' 9" (2.97m x 2.67m)

Bathroom
En-Suite

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>> **room description**

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>> **property images**



Your Allen & Harris office: 183 Cowbridge Road East, CARDIFF, South Glamorgan, CF11 9AJ
T 029 2022 2344 E canton@allenandharris.co.uk

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>> floor plan

>> approval

	Signature	Date
Rouri Brown		
Jordan New Home Solutions		

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