



O'Leary Drive,CARDIFF CF11 7EB

welcome to

O'Leary Drive, CARDIFF

- Two generously sized double bedrooms
- Stylish main bathroom
- Spacious entry hall
- Bright and comfortable lounge
- Fully fitted kitchen

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 2200.00
Ground Rent: 100.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Jan 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£175,000

A beautifully presented two-bedroom, two-bathroom ground floor apartment in the heart of Cardiff Bay. Featuring a spacious lounge, separate modern kitchen, handy hallway storage, and an en-suite to the principal bedroom, this well-located property offers comfort, convenience, and allocated parking.



Lounge

13' 6" x 14' 3" (4.11m x 4.34m)

Kitchen

10' 7" x 6' 2" (3.23m x 1.88m)

Bedroom 1

9' 10" max x 13' 9" max (3.00m max x 4.19m max)

Bedroom 2

9' 10" x 8' 9" (3.00m x 2.67m)

view this property online allenandharris.co.uk/Property/CTN109614



Property Ref:

CTN109614 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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