

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CLARENCE ROAD  
CARDIFF BAY



**ENTRANCE HALL**  
3.28m x 1.88m (10'9 x 6'2)

**LIVING AREA**  
5.82m x 3.89m (19'1 x 12'9)

**BEDROOM/STUDY AREA**  
6.73m x 3.45m (22'1 x 11'4)

**DINING AREA**  
3.28m x 7.32m (10'9 x 24'0)

**KITCHEN**  
4.19m x 3.94m (13'9 x 12'11)

**UTILITY ROOM**  
3.28m x 1.27m (10'9 x 4'2)

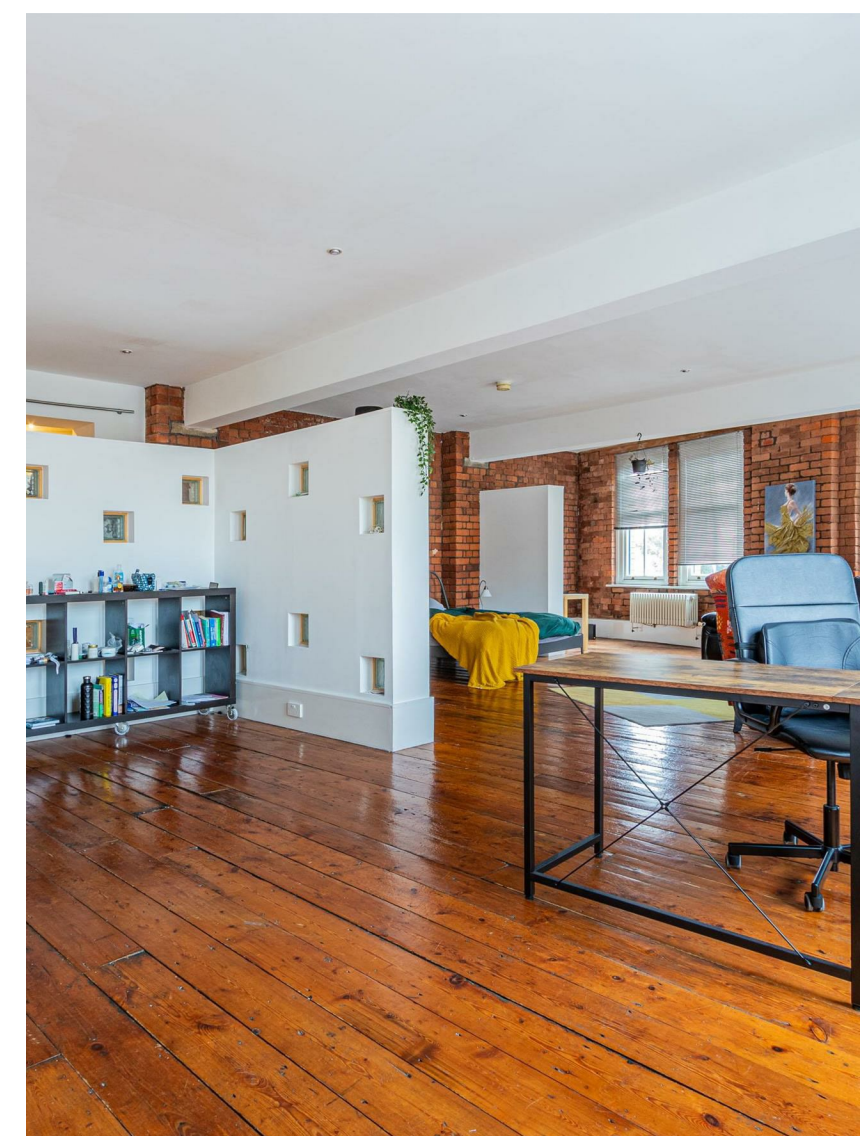
**BATHROOM**  
4.22m x 2.82m (13'10 x 9'3)

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

**TENURE**  
We have been informed that the property is Leasehold with 103 years remaining of a 125 yr lease. The current service charge is approximately £2376 per annum. This information should be checked by your legal advisor.

**COUNCIL TAX**  
Band F




**EPC RATING**  
D



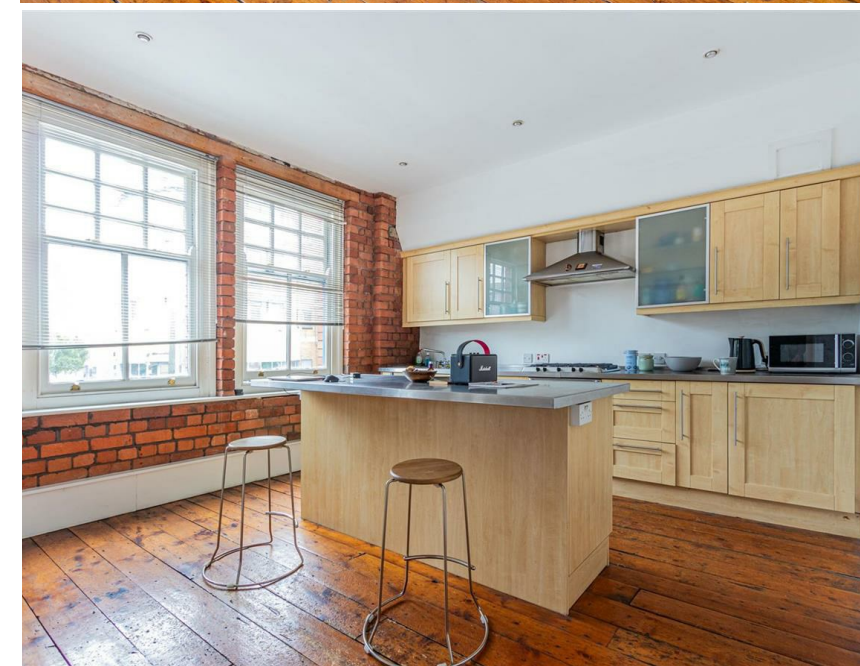


## CLARENCE ROAD

CARDIFF BAY, CF10 5FR - £280,000

 1 Bedroom(s)  1 Bathroom(s)  1201.00 sq ft

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



**PROPERTY SPECIALIST**  
Mr Jeff Hopkins  
jeff@jeffreygross.co.uk  
02920 499680  
Valuer





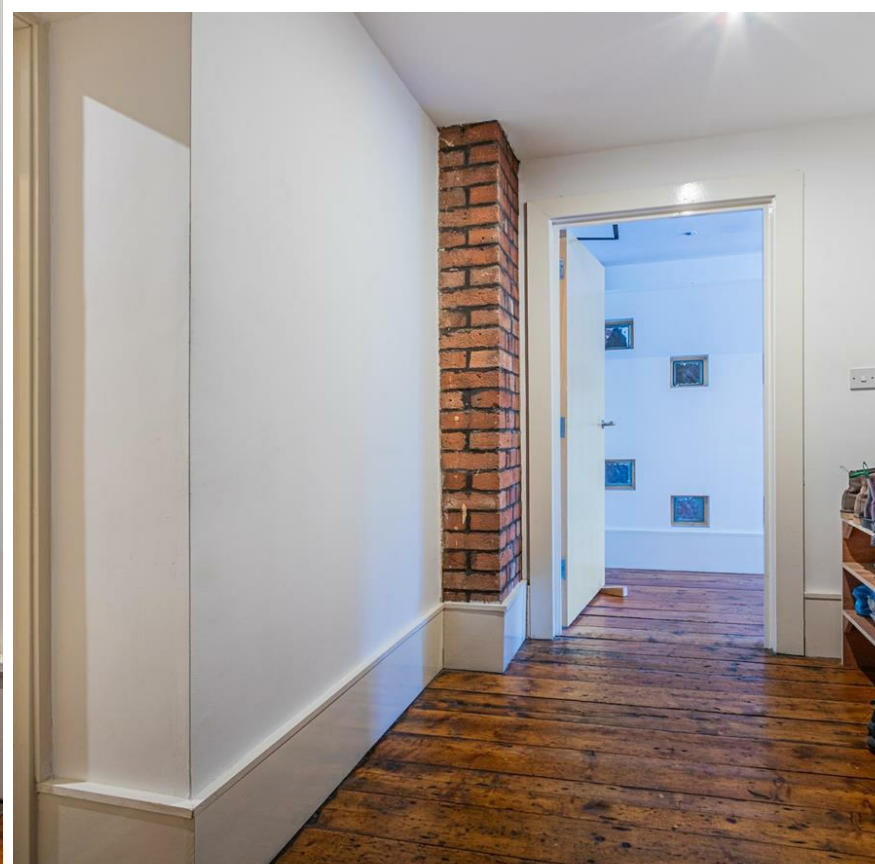
4 Ocean House, Clarence Road, Cardiff

## 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.



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	74
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	