



**Guide Price £180,000 , Ocean Buildings, Cardiff CF10 5AY**





- Opportunity to purchase two flats within building
- Communal Courtyard and roof top garden
- Open plan living
- Presented well throughout
- Opposite the Millenium centre
- No Onward Chain
- Lift access to all levels



The communal roof terrace is another standout feature, offering spectacular views across the bay. This expansive terrace provides a perfect spot to take in the stunning vistas, whether it's watching the boats sail across the water, enjoying the sunset, or simply relaxing in the sunshine. With plenty of room to move around and seating areas available, it's an ideal space for entertaining guests, or just unwinding after a busy day while soaking in the breathtaking views stretching from Cardiff Bay to Caerphilly Mountain.

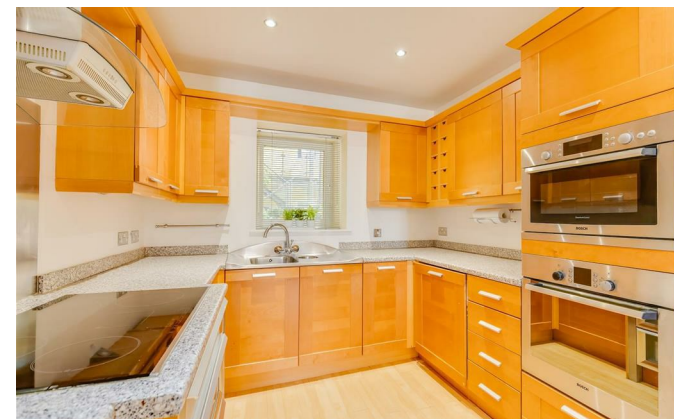
The open-plan living area is spacious, featuring a lounge/dining room with UPVC double-glazed French doors leading out to the Juliet balcony, complemented by side-return double-glazed windows. Two Economy 7 heaters and Karndean-style flooring further enhance the space. The kitchen area is well-equipped with a matching range of base and eye-level units, a stainless steel sink with a mixer tap, an integrated fridge-freezer, a built-in electric oven, a five-ring ceramic hob with an extractor above, and

space and plumbing for a washing machine.

The bedroom features a UPVC double-glazed window to the rear, an electric radiator, laminate flooring, and a built-in double wardrobe.

The bathroom includes a three-piece suite, featuring a bath with mixer taps, a floating wash hand basin with mixer taps, and a close-coupled WC. The bathroom is partially tiled with Karndean-style flooring, a heater, and an extractor fan.

This apartment offers a lifestyle of comfort, convenience, and scenic beauty, with the added benefit of the Mediterranean-style courtyard and a rooftop terrace with stunning views across the bay.



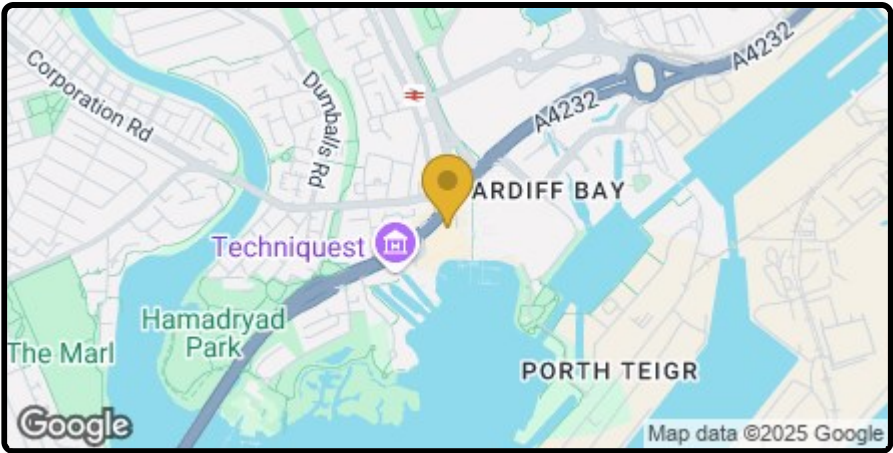


, Ocean Buildings, Cardiff, CF10 5AY

Situated directly opposite the Wales Millennium Centre, this one-bedroom apartment offers not just a comfortable home but a lifestyle many aspire to. With access to both a tranquil Mediterranean-style communal courtyard and stunning communal rooftop terrace, the apartment boasts panoramic views n to the serene waters of Cardiff Bay and beyond. The property briefly comprises an entrance hallway, an open-plan living space, a double bedroom, and a bathroom. This property truly offers a unique living experience.

Upon entering the building, you'll find a communal hallway with a lift to all floor and access to the central courtyard gardens. The apartment itself welcomes you into an entrance hallway with a door to the front, an electric radiator, Karndean-style flooring, a storage cupboard, and doors leading to all rooms.

The communal Mediterranean-style courtyard is an inviting space that offers a peaceful escape from the hustle and bustle of everyday life. The courtyard features beautifully landscaped areas with vibrant plants, Mediterranean-style terracotta pots, and stone pathways that create a serene atmosphere. Perfect for relaxing or socializing, it provides an oasis of calm with ample seating where you can enjoy the fresh air, a cup of coffee, or a book. The blend of greenery and carefully crafted design makes it a delightful extension of your living space, adding charm and tranquility to your home.



| Energy Efficiency Rating                    |               |                                                                                                               |
|---------------------------------------------|---------------|---------------------------------------------------------------------------------------------------------------|
|                                             | Current       | Potential                                                                                                     |
| Very energy efficient - lower running costs |               |                                                                                                               |
| (92 plus) A                                 | <div>68</div> | 84                                                                                                            |
| (81-91) B                                   |               |                                                                                                               |
| (69-80) C                                   |               |                                                                                                               |
| (55-68) D                                   |               |                                                                                                               |
| (39-54) E                                   |               |                                                                                                               |
| (21-38) F                                   |               |                                                                                                               |
| (1-20) G                                    |               |                                                                                                               |
| Not energy efficient - higher running costs |               |                                                                                                               |
| England & Wales                             |               | EU Directive 2002/91/EC  |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |                                                                                                               |
|-----------------------------------------------------------------|---------|---------------------------------------------------------------------------------------------------------------|
|                                                                 | Current | Potential                                                                                                     |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |                                                                                                               |
| (92 plus) A                                                     | 77      | 78                                                                                                            |
| (81-91) B                                                       |         |                                                                                                               |
| (69-80) C                                                       |         |                                                                                                               |
| (55-68) D                                                       |         |                                                                                                               |
| (39-54) E                                                       |         |                                                                                                               |
| (21-38) F                                                       |         |                                                                                                               |
| (1-20) G                                                        |         |                                                                                                               |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                                                                                                               |
| England & Wales                                                 |         | EU Directive 2002/91/EC  |

Key Executive Sales

02920 489 000 | info@keyexecutivesales.co.uk | www.keylet.co.uk | 117-120 Bute Street, Cardiff Bay, Cardiff, CF10 5AE  
Cardiff Property Lettings T/A Key Executive Sales | Reg. No. 05294705 | VAT Reg. 851012863

## Ground Floor

