



**Guide Price £350,000 , 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 areas are spacious, featuring lounge/dining rooms with UPVC double-glazed windows, Two Economy 7 heaters and Karndeian-style flooring further enhance the spaces. The kitchen areas are well-equipped with a matching range of base and eye-level units, a stainless steel sink with a mixer tap, an integrated fridge-freezers, a built-in electric ovens, five-ring ceramic hobs with an extractors above, and space and plumbing for a washing machines.

The bedrooms features UPVC double-glazed windows to the rear, an electric radiators, laminate flooring, and a built-in double wardrobes.

The bathrooms includes a three-piece suites, featuring baths with mixer taps, a floating wash hand basin with mixer taps, and a close-coupled WCs. The bathroom is partially tiled with Karndeian-style flooring, heaters, and an extractor fans.

This apartments 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

Opportunity to purchase two one bedroom apartments in Ocean Buildings, Cardiff Bay.

Both apartments are large and well presented. Having mostly been used to live in and let by the current owner.

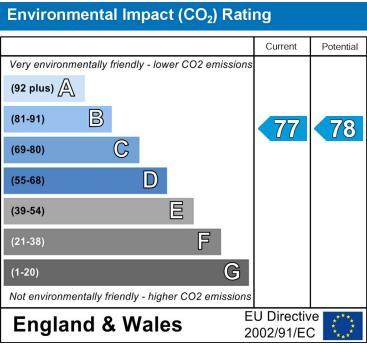
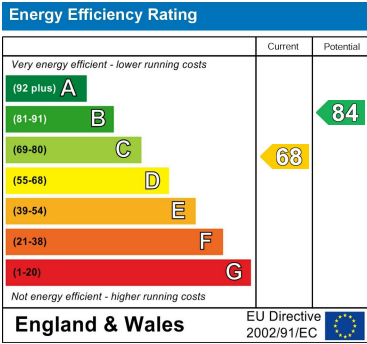
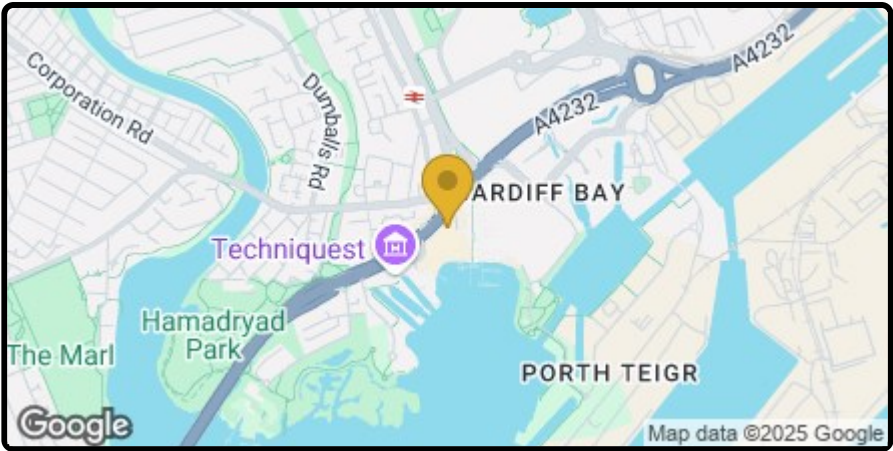
Both apartments can be sold with vacant possession, or can be sold tenanted.

10 Ocean Buildings - 56 square metres - EPC D - Third Floor

1 Ocean Buildings - 56 square metres - EPC C - Ground Floor

Upon entering the building, you'll find a communal hallway with a lift to the all floors 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.



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## Ground Floor

