



**49 Overstone Court
Cardiff, CF10 5NT**

Asking Price £165,000

Welcome to Overstone Court!!

CS Properties are delighted to present to the market this Immaculate spacious two bedroom apartment within Cardiff Bay. Fantastic location and within walking distance to both Mermaid Quay and the city centre.

This spacious two bedroom apartment situated on the popular waterside development of Overstone Court benefits from having two double bedrooms one of which is an en-suite shower room, open plan kitchen and lounge, with excellent public transport links and local amenities.

Arriving at the property you have your very own secure parking space with visitor car parking spaces available.

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Entrance Hall

Step into this beautiful, bright apartment and be greeted by a spacious hallway that sets the tone for comfortable living. To the left, you'll find two large double bedrooms, one featuring an en-suite shower room for added convenience and to the right of the hallway is a large modern bathroom. The apartment boasts carpets throughout, creating a warm and welcoming atmosphere and includes a large storage cupboard to meet all your storage needs.

Kitchen

Discover the perfect blend of style and functionality in this beautifully designed kitchen. Featuring matching base and wall units, this kitchen includes integrated appliances like a washing machine and dishwasher for seamless convenience. Enjoy cooking with a ceramic hob, oven and stainless steel sink. The elegant parquet flooring adds warmth and character.

Lounge

Step into a spacious open-plan lounge that seamlessly connects with the kitchen. Bathed in natural light from large windows and light walls. This inviting space is perfect for relaxation and entertaining. Whether you're hosting friends or enjoying a quiet evening, the airy ambiance creates a warm and welcoming atmosphere.

Bathroom

This sleek white bathroom suite comes complete with a bath, overhead shower, toilet and sink. It has a modern design with partial tiling and built in extractor fan. Its the ideal sanctuary for relaxation.

Master Bedroom

This large double bedroom features its own en-suite shower room, complete with a toilet, shower and hand basin. The bedroom offers a generous space with plenty of natural light from large windows, it has a built in wardrobe for ample storage and light and airy walls. Ideal for those seeking comfort and convenience.

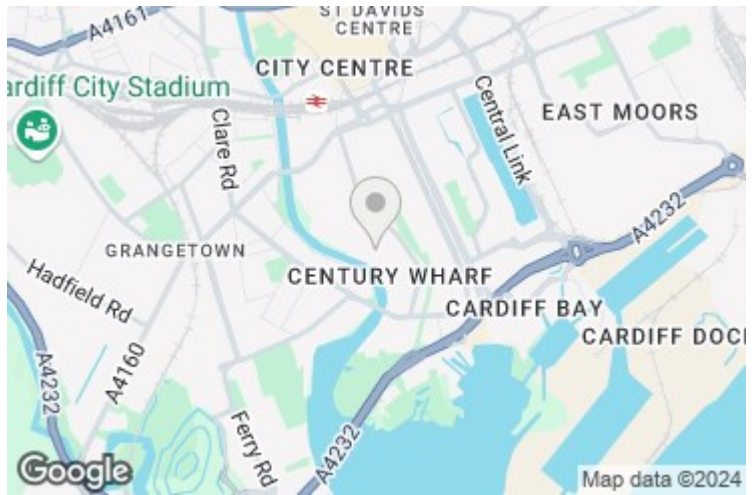
Bedroom

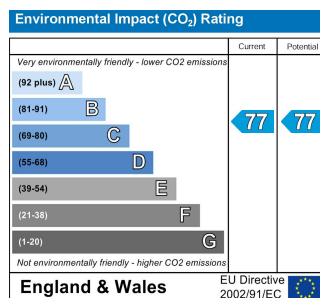
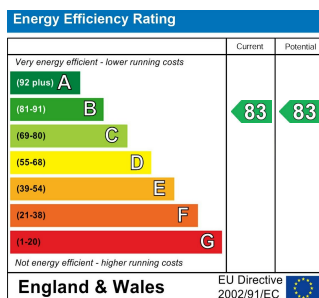
This large double bedroom features built in wardrobes, windows and light walls creating a bright and airy atmosphere and soft carpeting adding warmth and comfort.

Leasehold

This property is a Leasehold property. The details for this are as follows;

130 years remaining on Lease
£1106.42 - Annual Service charge
£205.42 - Annual Ground rent





Address: Portland House, 113-116 Bute Street, Cardiff Bay, CF10 5EQ