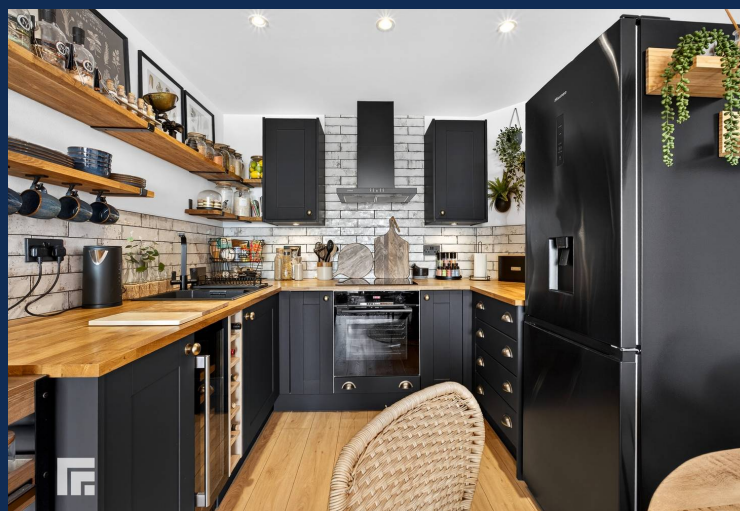




181 Ocean Reach, Havannah Street, Cardiff

£275,000 Leasehold

Council Tax band: G

Tenure: Leasehold

EPC Energy Efficiency Rating: B

EPC Environmental Impact Rating:

LOCATION

Ocean Reach is a popular development, situated on a quiet street, within walking distance of St David's Hotel, Mermaid Quay and it's popular attractions, including The Wales Millennium Centre. It is located within close proximity to a variety of bars, restaurants, coffee shops, Everyman cinema, water sports/activities and the popular Red Dragon Centre. Beautiful cycle and walking paths to Cardiff Bay Barrage and its spectacular views across Cardiff Bay and Mermaid Quay.

ENTRANCE HALL

Entered via wooden door, with security spy hole. Laminate wood effect flooring. Video entry intercom system. Wall mounted electric panel heater. Spotlights to ceiling. Two storage cupboards, one with plumbing for a washing machine.

LOUNGE/KITCHEN/DINER

Double glazed uPVC window and door leading onto an exceptionally large decked balcony with stunning water views and with views towards Mermaid Quay. Two wall mounted electric panel heaters. Carpeted flooring to living area. TV aerial point. Telephone point. Modernised fitted kitchen, with laminate wood effect flooring. Base and wall units, with solid oak work surfaces incorporating composite sink, with mixer tap. Under unit spotlights. Built in oven, with four ring electric induction hob and stainless steel extractor hood over. Splash back. Built in fridge freezer and wine chiller. Extractor fan. Spotlights.

BALCONY

Exceptionally large decked balcony, with paved area. Stunning water views across Cardiff Bay and Mermaid Quay. External lighting. Accessed from the living room and master bedroom.

MASTER BEDROOM

Double glazed uPVC window and door leading onto paved area of balcony. Stunning water views across Cardiff Bay and Mermaid Quay. Carpeted flooring. Wall mounted electric panel heater. TV aerial point. Telephone point. Walk in wardrobe with hanging, shelving and lighting. Door to:-

EN-SUITE

Tiled flooring. Part tiled walls. Double shower cubicle, with mains shower. W.C. Wall mounted wash hand basin, with mixer tap. Large wall mounted mirror. Heated towel rail. Spotlights to ceiling. Extractor fan.

BEDROOM TWO

Double glazed uPVC window to front, with stunning water views across Cardiff Bay and Mermaid Quay. Double bedroom. Large fitted double wardrobes. Carpeted flooring. Wall mounted electric panel heater.

BATHROOM

Tiled flooring. Part tiled walls. Panelled bath with mixer tap and shower attachment. W.C. Wall mounted wash hand basin, with mixer tap. Large wall mounted mirror. Heated towel rail. Spotlights to ceiling. Extractor fan

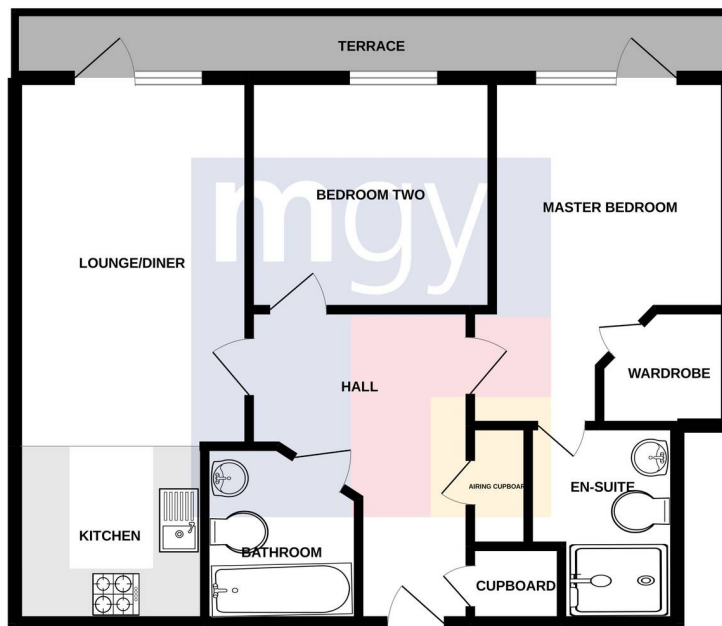
PARKING

Secure gated fob access, to one allocated undercroft parking space.

TENURE

MGY are advised that the property is leasehold, with a term of 993 years from 2026. Service charges of £2,600 per annum, which includes water rates, building insurance, secure fob access, video entry intercom system, lift maintenance, maintenance of internal and external communal areas, regular cleaning and refuse disposal, secure gated fob access to an allocated undercroft parking space. No ground rent. This property has a share of the freehold.





Whilst every attempt has been made to ensure the accuracy of the description contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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CARDIFF 029 2046 5466

13 Mount Stuart Square, Cardiff Bay, Cardiff,
South Glamorgan, CF10 5EE



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