

LEASEHOLD



Apartment

# 65 OVERSTONE COURT, DUMBALLS ROAD, CF10 5NT

Offers In The Region

## £159,995

### FEATURES

- EWS1 Certified
- Allocated Parking
- Balcony
- No Chain
- Two Bathrooms



# 2 Bedroom Apartment located in

Call us on  
0292 009 0700

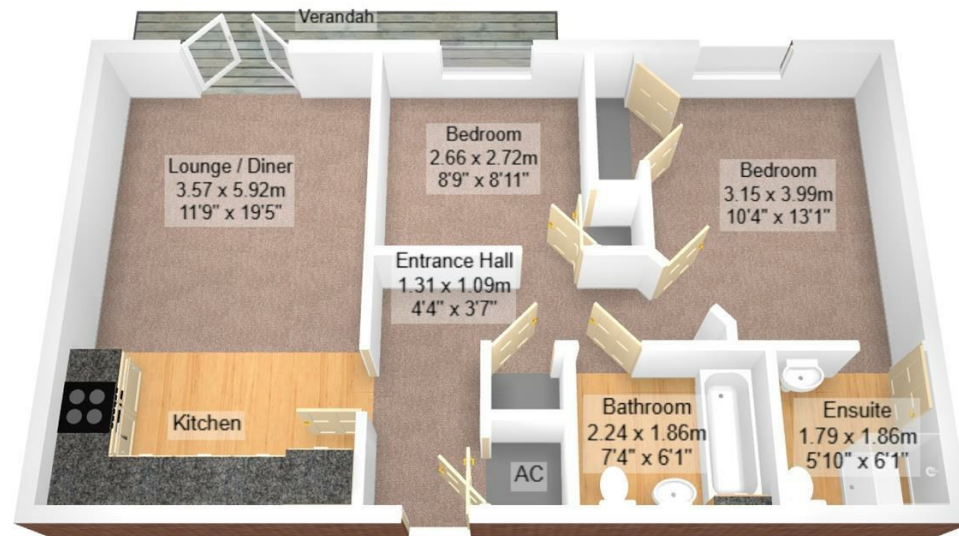
post@maison.wales  
www.maison.wales

Maison are proud to offer a two bedroom apartment in one of Cardiff's most popular districts.

The property itself consists of two double bedrooms with built in wardrobes and an en suite in the master. The lounge and kitchen occupy a lovely open plan space that benefits from direct access to your own private balcony with views of the river.

The property benefits greatly from being within 20 minutes walk to the city centre and within 10 minutes to the great selection of shops, cafes and bars available in the bay.

Council Tax Band  
**E**



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		83	85
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

