

KEY

EXECUTIVE

SALES



**Guide Price £175,000 , Overstone Court, Dumballs Road, Cardiff Bay CF10
5NW**



- Highly sought-after modern development in the heart of Cardiff Bay
- Prime waterside location, moments from Mermaid Quay, restaurants, cafés and bars
- Short walk to the Wales Millennium Centre and vibrant waterfront leisure area
- Excellent access to Cardiff City Centre and Cardiff Bay train station
- Contemporary apartment living within a well-maintained, purpose-built block
- Generous double bedrooms with ample natural light
- Fully fitted kitchen with integrated appliances
- Spacious open-plan lounge/kitchen ideal for modern living
- Secure entry system with intercom access
- Well-kept communal areas and landscaped surroundings



, Overstone Court, Dumballs Road, Cardiff Bay, CF10 5NW

Situated in the ever-popular Overstone Court development in the heart of Cardiff Bay, this well-presented apartment offers contemporary living in one of Cardiff's most vibrant waterfront locations.

The property comprises a spacious open-plan lounge and dining area, a modern fitted kitchen with integrated appliances, a well-proportioned bedroom(s) and a stylish bathroom. Designed with modern living in mind, the apartment benefits from a bright and airy feel throughout, with large windows allowing for plenty of natural light.

Overstone Court is a highly regarded residential development, offering secure entry, lift access to all floors and well-maintained communal areas. The development is ideally positioned just moments from Mermaid Quay, providing an excellent selection of restaurants, cafés, bars and leisure facilities along the waterfront.

Cardiff Bay's main attractions, including the Wales Millennium Centre, the Senedd and scenic waterfront walks, are all within easy reach, while Cardiff City Centre is just a short distance away, offering further shopping, dining and transport links including Cardiff Central Station.

This property is ideally suited to first-time buyers, professionals, or investors seeking strong rental demand in a prime location.

Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only.

Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by Key Executive Sales. Key Executive Sales accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL: 59 m2
1st floor: 59 m2
EXCLUDED AREAS: WALLS: 5 m2