



## JeffreyRoss Draft Description and photos for approval.

JR

### 6, Clive Hall Court Clive Road, Canton, Cardiff, CF5 1AS Asking Price £250,000

A charming two-bedroom apartment on Clive Road offers a delightful blend of comfort and convenience. Spanning an impressive 776 square feet, this purpose-built flat is designed to cater to modern living. Upon entering, you are welcomed into a spacious reception room, perfect for relaxation or entertaining guests. The apartment boasts two generously sized double bedrooms, with the master bedroom featuring an ensuite bathroom, providing a private sanctuary for your comfort. The second bathroom is equally well-appointed, ensuring that both residents and visitors enjoy ample facilities. One of the standout features of this property is the secure gated parking, allowing for peace of mind and ease of access. The location is simply excellent, situated close to the picturesque Thompsons Park, where you can enjoy leisurely strolls or outdoor activities. This apartment is ideal for those seeking a stylish and practical living space in a vibrant community. With its modern amenities and prime location, it presents a wonderful opportunity for both first-time buyers and investors alike. Don't miss the chance to make this lovely flat your new home.

Council Tax  
Band F

Tenure  
We have been advised by our seller client that the property is leasehold and there is approximately 106 years remaining from a 125 year lease. The seller has also advised that the properties service charge is £2150 per annum.

School Catchment  
My English medium primary catchment area is  
Radnor Primary School  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary  
School catchment areas are yet to be established. Applications are  
welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer  
Howardian Primary nac Ysgol Gynradd Groes-wen Primary School  
eto. Croesewir ceisiadau.  
My English medium secondary catchment area is  
Fitzalan High School (year 2024-25)  
My Welsh medium primary catchment area is  
Ysgol Gymraeg Treganna (year 2024-25)  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian  
Primary nac Ysgol Gynradd Groes-wen Primary School eto.  
Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd  
Groes-wen Primary School catchment areas are yet to be  
established. Applications are welcomed.  
My Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Plasmawr (year 2024-25)

Entrance Hallway

Bedroom  
4.60m x 2.84m (15'1" x 9'4")

Kitchen/Living Room  
7.19m x 3.51m (23'7" x 11'6")

Bedroom  
4.29m x 3.28m (14'1" x 10'9")

Balcony

Bathroom  
2.16m x 1.68m (7'1" x 5'6")

Gated Parking  
Gated allocated parking for at least 1 vehicle.

Broadband & Mobile

Broadband speeds of up to 330 Mbps are available. There is a variable chance of a good connection to support mobile services in parts of the home, as well as outdoors. Basic services such as voice and text messages are more likely to be available.

EPC  
Rated B





