



JeffreyRoss Draft Description and photos for approval.

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7 Clos Dewi Sant, Canton, Cardiff, CF11 9EW Asking Price £210,000

A good size first-floor apartment located in Clos Dewi Sant which is just a short stroll from Cardiff City Centre offers a delightful living experience. Spanning an impressive 709 square feet, the property features two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable home office space. The apartment boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this property is its excellent location. Just a stone's throw away from the bustling city centre, residents can enjoy easy access to a plethora of shops, restaurants, and cultural attractions that Cardiff has to offer. Additionally, the apartment comes with allocated parking for one vehicle, a valuable asset in this sought-after area. With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer or looking to invest in a rental property, this flat is a fantastic choice. Embrace the convenience and charm of city living in this delightful apartment in Canton.

Entrance Hallway

Bedroom
3.45m x 3.20m (11'4" x 10'6")

Bedroom
3.05m; 2.13m x 2.54m (10'7" x 8'4")

Kitchen
2.46m x 2.08m (8'1" x 6'10")

Living Room
5.64m x 3.94m (18'6" x 12'11")

Bathroom
2.08m x 1.96m (6'10" x 6'5")

Parking
There are allocated parking spaces for each flat as well as visitor parking spaces

Council Tax
Band E

EPC
Rated B

Broadband & Mobile
Broadband speeds of up to 1800 Mbps are available and the mobile signal for indoor and outdoor use is good.

School Catchment
My English medium primary catchment area is Severn 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 dalgyllch 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
My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch
Sylwer - Nid oes dalgyllch 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 Glantaf

Construction
Purpose built development make up is decorative outer brick with inner block work

Lease Details
Seller has advise us that the property is a share of freehold with a lease. 150 years lease from 2001. 126 Years remaining. No ground rent. Service charge is approximately £1884 P.A.



