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CARDIFF

VALE

CAERPHILLY

BRISTOL



Clos Dewi Sant

CANTON



Comments by Mrs Ruby Ledley



Property Specialist
Mrs Ruby Ledley
Valuer

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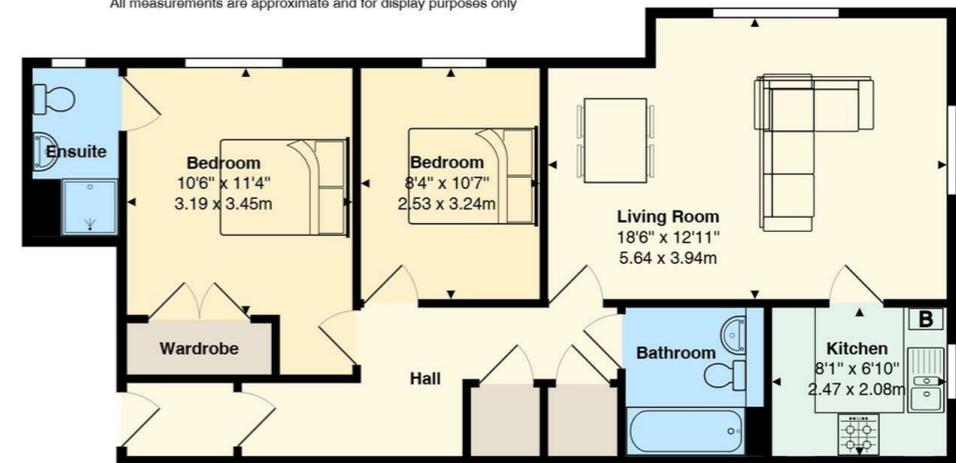


Comments by the Homeowner

Clos Dewi Sant

Total Area: 743 ft² ... 69.0 m²

All measurements are approximate and for display purposes only





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	78
(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		



Clos Dewi Sant

Canton, Cardiff, CF11 9EX

Guide Price

£220,000



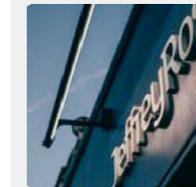
2 Bedroom(s)



2 Bathroom(s)



678.13 sq ft



Contact our
Pontcanna Branch
02920 499680

Welcome to this charming purpose-built flat located in the desirable area of Clos Dewi Sant, Canton, Cardiff. This property, built in 2003, offers a generous living space of 678 square feet, making it an ideal choice for those seeking comfort and convenience.

As you enter, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The flat boasts two well-proportioned double bedrooms, one of which features an ensuite bathroom, ensuring privacy and comfort for its occupants. In addition to the ensuite, there is a second bathroom, providing ample facilities for both residents and visitors.

The layout of the flat is thoughtfully designed, allowing for a seamless flow between the living areas and bedrooms. The property is chain-free, making the purchasing process straightforward and hassle-free.

Situated in a vibrant community, this flat is close to local amenities, parks, and excellent transport links, making it an ideal home for professionals, couples, or small families. With its modern features and spacious design, this property is a wonderful opportunity for anyone looking to settle in the heart of Cardiff. Do not miss the chance to make this lovely flat your new home.

Hallway

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

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

Bedroom 1 10'6 x 11'4 (3.20m x 3.45m)

En-Suite

Bedroom 2 8'4 x 10'7 (2.54m x 3.23m)

Bathroom

Tenure

Leasehold Share of Freehold. This is to be confirmed by your legal representative.

School Catchment

Severn Primary School
Fitzalan High School

Ysgol Gymraeg Pwll Coch
Ysgol Gyfun Gymraeg Glantaf

Council Tax

Band E

Service Charge

£1,849.71 Per Annum

Parking

Allocated Space

C A R D I F F V A L E C A E R P H I L L Y B R I S T O L

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