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CARDIFF

VALE

CAERPHILLY

BRISTOL

*Clos Dewi Sant*

CANTON



Comments by Mrs Ruby Ledley



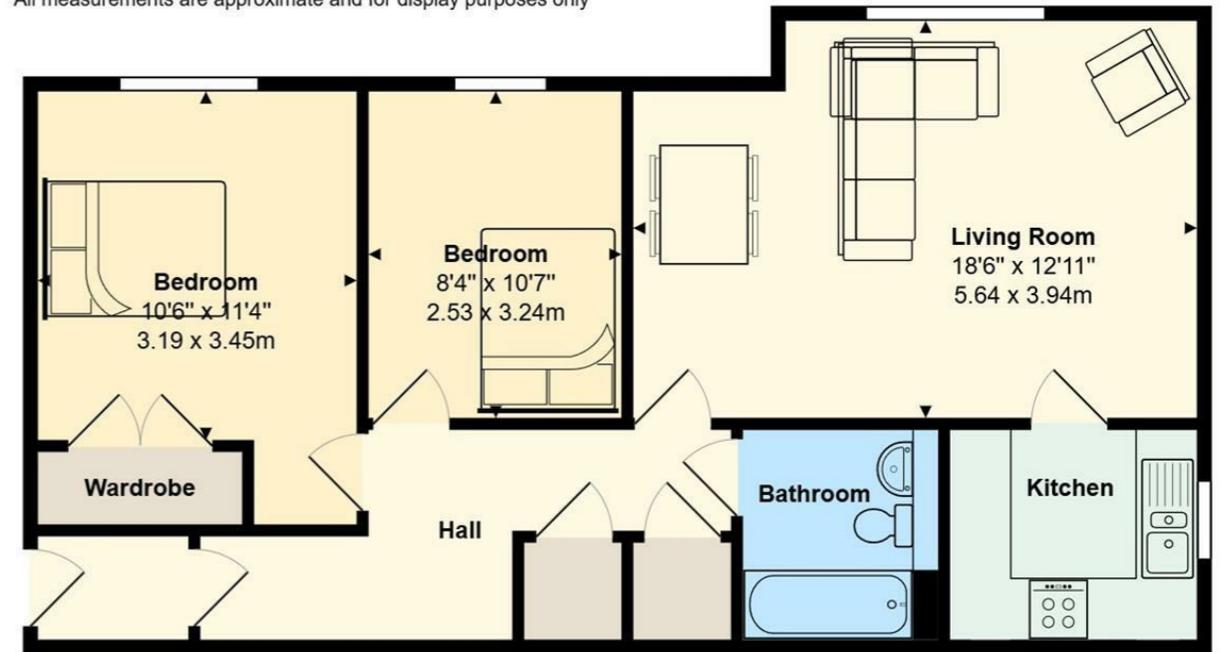
**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

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## Clos Dewi Sant

Total Area: 709 ft<sup>2</sup> ... 65.9 m<sup>2</sup>

All measurements are approximate and for display purposes only



Comments by the Homeowner





# Clos Dewi Sant

*Canton, Canton, CF11 9EW*

Guide Price

**£200,000**



2 Bedroom(s)



1 Bathroom(s)



710.42 sq ft



Contact our

***Pontcanna Branch***

02920 499680

Chain Free. A spacious ground floor apartment, located on this popular development within just a short walk of Bute park, Pontcanna & Cardiff Central Railway station, and all the attractions of the city centre.

Constructed in 2003, this property benefits from modern amenities and a well-maintained environment, allowing for a hassle-free lifestyle.

The property briefly comprises entrance hallway, two double bedrooms, a large bright living / dining room, separate modern fitted kitchen with built-in appliances and a family bathroom. The Property further benefits one allocated parking space and visitors spaces.

This would make an ideal investment or first time purchase. Whether you are looking to invest in your first home or seeking a rental opportunity in a lively area, this flat presents an excellent option. With its combination of space, comfort, and a prime location, Clos Dewi Sant is a property not to be missed.





Hallway

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

Kitchen

Bathroom

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

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

Storage Cupboards

Tenure

Leasehold 126 years remaining.

Council Tax

BAND E

EPC

RATING

Service Charge

Annual service charge £1849.71

Ground Rent

£0

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		79	80
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

