

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



CLOS DEWI SANT  
CANTON



# CLOS DEWI SANT




CANTON, CF11 9EW - £200,000

Welcome to this charming property located in the heart of Canton, Cardiff. Situated in the sought-after Clos Dewi Sant, this delightful flat/apartment offers a perfect blend of comfort and convenience.

Upon entering, you are greeted by a spacious hallway leading to the living room, ideal for relaxing or entertaining guests. The property boasts two bedrooms, providing ample space for a small family or guests. The bathroom is well-appointed and offers a tranquil space to unwind after a long day.

One of the standout features of this property is its central location, offering easy access to all amenities and transport links. Despite being in a bustling area, the property is tucked away in a quiet location, providing a peaceful retreat from the hustle and bustle of city life.

Whether you are looking for a place to call home or an investment opportunity, this property ticks all the boxes. Don't miss the chance to make this wonderful flat/apartment your own and enjoy the best that Canton has to offer.

 2 bedroom(s)  1 bathroom(s)  721.00 sq ft

## ENTRANCE HALLWAY

## LAUNDRY ROOM & CLOSET

**BATHROOM**  
2.11m x 1.70m (6'11" x 5'7")

**LIVING ROOM**  
5.59m x 3.91m (18'4" x 12'10")

**KITCHEN**  
2.49m x 2.13m (8'2" x 7')

**BEDROOM**  
4.34m x 3.23m (14'3" x 10'7")

**BEDROOM**  
3.28m x 2.49m (10'9" x 8'2")

## OUTSIDE

## EPC

Rated B


## COUNCIL TAX

Band E

## TENURE

We have been advised the property is leasehold. Your legal representative should confirm this.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	84
(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 

## Clos Dewi Sant, Canton, CRF

1st Floor Flat Interior Area 720.85 sq ft



0 3 6 ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

iGUIDE