



**Clive Street, Cardiff CF11 7JB**

## welcome to Clive Street, Cardiff

- Double Bedroom
- Rear Garden
- Modern Bathroom
- Central Location
- Ideal First Time Buy

Tenure: Leasehold EPC Rating: D  
Council Tax Band: B Service Charge: Ask Agent  
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 15 Aug 2005. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of  
**£100,000**

Located in the heart of Grangetown, this ground floor flat offers a perfect blend of comfort, convenience, and outdoor space. Ideal for first-time buyers, downsizers, or investors, the property is located on the popular Clive Street with excellent transport links.



### Living Room

11' x 12' ( 3.35m x 3.66m )

### Kitchen

14' max x 6' 10" max ( 4.27m max x 2.08m max )

### Bathroom

### Bedroom

15' 8" x 11' ( 4.78m x 3.35m )

### Rear Garden

**view this property online** [allenandharris.co.uk/Property/CTN109829](https://allenandharris.co.uk/Property/CTN109829)



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

**Property Ref:**  
CTN109829 - 0002

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