



Clos Dewi Sant

| Canton | Cardiff | CF11 9EX

Hern and Crabtree

CLOS DEWI SANT

Guide Price £195,000

A spacious second floor apartment located in a highly desirable part of Cardiff, with easy access to the city centre with regular public transport to hand. There is an abundance of local amenities, restaurants and shopping with Canton and Pontcanna all within close proximity.

The accommodation briefly comprises: Hallway, living/dining room, kitchen, bathroom and two double bedrooms. The Property further benefits from one allocated parking space and visitors spaces are available.

This would make an ideal investment or first time purchase.



Communal Entrance

Stairs rising up to the second floor.

Hallway

Porchway with interconnecting door. Radiator. Intercom phone. Airing cupboard with hot water tank. Built in storage cupboard.

Living/Dining Room

18'3" max x 12'11" max

Double glazed windows to the front elevation. Radiator.

Kitchen

7'11" max x 6'10" max

Wall and base units with worktops over. Integrated four ring gas hob with stainless steel splashback and cooker hood over. Integrated double oven. One and half bowl stainless steel sink and drainer. Plumbing for washing machine. Integrated fridge freezer. Integrated slimline dishwasher. Wall unit under lighting.

Bedroom One

11'10" max x 10'6" max

Double glazed window to the front elevation. Radiator. Built in wardrobes.

Bedroom Two

8'1" max x 10'8" max

Double glazed window to the front elevation. Radiator.

Bathroom

6'9" max x 6'4" max

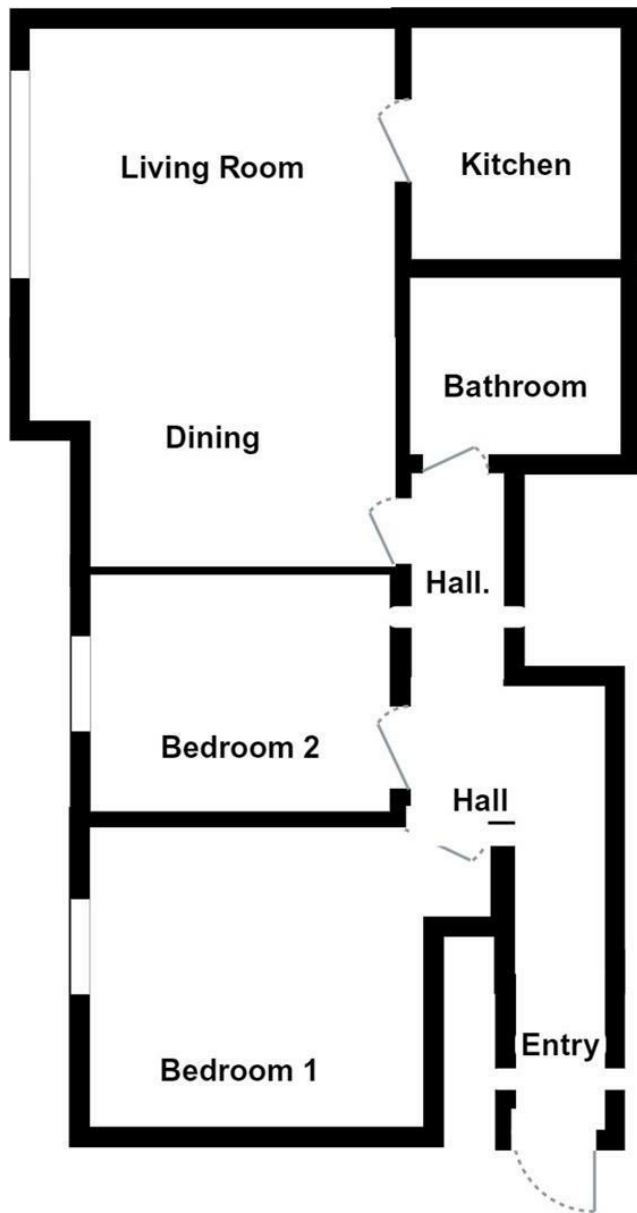
W/C and wash hand basin. Bath with plumbed shower over and glass splashback screen. Radiator. Part tiled walls. Extractor fan. Shaver point.

Additional Information

Allocated parking space. Lease term: 148 years from 2003. Annual Ground Rent £300. Annual Service Charge £1200.



Call Hern & Crabtree to arrange a viewing on **02920 228135**



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	



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IMPORTANT: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.