



Clive Street

| | Grangetown | CF11 7JG



CLIVE STREET

Guide Price £150,000

A rare opportunity to purchase a large two-bedroom apartment. The property is ideally situated between Cardiff City Centre and Cardiff Bay - roughly a 20-minute walk to both, making this a fantastic location for commuters and for those hoping to be close to a plethora of amenities. The property is also close to Cardiff Bay Retail Park and within walking distance to the property are some smaller convenience shops, cafes, restaurants as well as Grange Gardens which has a park, football pitch and a community space and cafe.

The accommodation briefly comprises: Porch, bedroom one, bedroom two, living room, hall, storage room, bathroom, kitchen/breakfast room and an enclosed garden to the rear completes this property.

Please call our Hern and Crabtree Pontcanna office for more information.



Entry

Enter from the communal entrance. Wooden flooring. Intercom phone.

Living Room

12'11" max x 12'2" max

Double glazed window to the rear elevation. Cast iron feature fireplace with wooden mantelpiece. Continuation of wooden flooring.

Hall

Double glazed window to the side elevation. Radiator. Continuation of wooden flooring.

Storage

6'2" max x 4'1" max

Storage space with power and light.

Kitchen/Breakfast Room

10'6" max x 10'11" max

Double glazed windows to the rear and side elevation. Double glazed door leading to the rear garden. Wall and base units with

wooden worktops over. One and a half bowl stainless steel corner sink and drainer with mixer tap. Integrated five ring gas hob with tiled splashback and cooker hood over. Integrated oven. Plumbing for washing machine. Space for base fridge. Space for base freezer. Tiled flooring. Radiator. Concealed gas combination boiler. Feature wall panelling with fitted seating. Underfloor heating.

Bathroom

6'5" max x 10'0" max

W/C and wash hand basin. Bath with shower mixer and glass splashback screen. Mirrored vanity cupboard. Tiled walls. Tiled flooring. Extractor fan. Heated towel rail.

Bedroom One

7'3" max x 11'10" max

Double glazed window to the front elevation. Radiator. Continuation of wooden flooring.

Bedroom Two

6'9" max x 11'10" max

Double glazed window to the front elevation. Radiator. Continuation of wooden flooring. Fitted storage into alcoves.

Garden

Wooden decked stairs leading down to the garden. Enclosed rear garden. Lawn and stone chippings. Paved path. Mature shrubs and trees. Flower borders.

Tenure

"The freeholder account is held and managed jointly by all members. The management fee covers buildings insurance, fire alarm testing and any incidental maintenance. The remainder is saved and used to deliver improvements. Recently we replaced the entry/intercom system and fitted a new front door to the building"

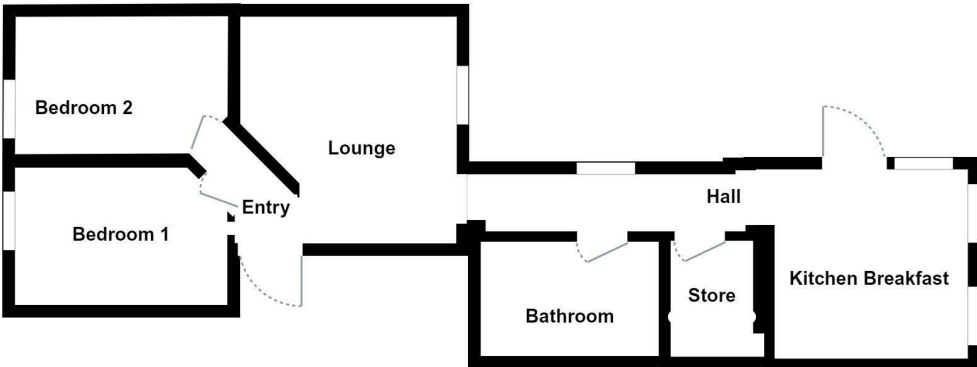
Service charge is £50PCM

Lease is 999 years from January 2018



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

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		78
	62	
England & Wales		EU Directive 2002/91/EC



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<https://www.hern-crabtree.co.uk>



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.