



[www.jeffreyross.co.uk](http://www.jeffreyross.co.uk)

CARDIFF

VALE

CAERPHILLY

BRISTOL





Comments by Mr Julian Preston



**Property Specialist**  
Mr Julian Preston  
Senior valuer

julian@jeffreyross.co.uk

*One of the standout features of this property is its excellent location. Just a stone's throw away from the bustling city centre, residents can enjoy easy access to a plethora of shops, restaurants, and cultural attractions that Cardiff has to offer. Additionally, the apartment comes with allocated parking for one vehicle, a valuable asset in this sought-after area.*

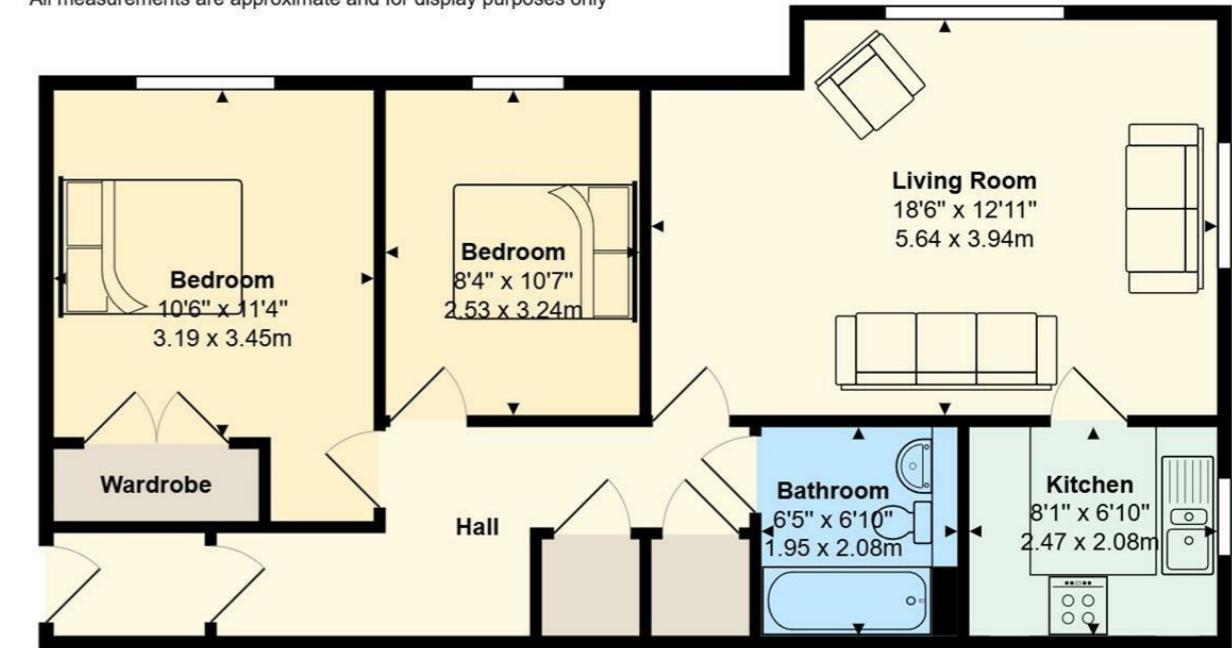
Comments by the Homeowner



## 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





# Clos Dewi Sant

Canton, Cardiff, CF11 9EW

Asking Price

£210,000



2 Bedroom(s)



1 Bathroom(s)



709.00 sq ft



Contact our  
**Pontcanna Branch**

02920 499680

A good size first-floor apartment located in Clos Dewi Sant which is just a short stroll from Cardiff City Centre offers a delightful living experience. Spanning an impressive 709 square feet, the property features two spacious double bedrooms, making it ideal for couples, small families, or those seeking a comfortable home office space. The apartment boasts a well-proportioned reception room, perfect for relaxation or entertaining guests. The layout is both practical and inviting, ensuring that every corner of the home is utilised effectively. The bathroom is conveniently located, catering to the needs of modern living. One of the standout features of this property is its excellent location. Just a stone's throw away from the bustling city centre, residents can enjoy easy access to a plethora of shops, restaurants, and cultural attractions that Cardiff has to offer. Additionally, the apartment comes with allocated parking for one vehicle, a valuable asset in this sought-after area. With no onward chain, this property presents a seamless opportunity for prospective buyers to move in without delay. Whether you are a first-time buyer or looking to invest in a rental property, this flat is a fantastic choice. Embrace the convenience and charm of city living in this delightful apartment in Canton.



#### Entrance Hallway

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

**Bedroom 10'7" x 8'4" (3.05m; 2.13m x 2.54m)**

**Kitchen 8'1" x 6'10" (2.46m x 2.08m)**

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

**Bathroom 6'10" x 6'5" (2.08m x 1.96m)**

#### Parking

There are allocated parking spaces for each flat as well as visitor parking spaces

#### Council Tax

Band E

#### EPC

Rated B

#### Broadband & Mobile

Broadband speeds of up to 1800 Mbps are available and the mobile signal for indoor and outdoor use is good.

#### School Catchment

My English medium primary catchment area is Severn Primary School

Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed. Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School etc. Croesewir ceisiodau.

My English medium secondary catchment area is Fitzalan High School

My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch

Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School etc. Croesewir ceisiodau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf

#### Construction

Purpose built development make up is decorative outer brick with inner block work

#### Lease Details

Seller has advise us that the property is a share of freehold with a lease 150 years from 2001. 126 Years remaining. No ground rent. Service charge is approximately £1884 P.A.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82 plus)	A		
(81-91)	B	81	83
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(11-20)	G		
Not energy efficient - higher running costs			
England & Wales			EU Directive 2002/91/EC

