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CARDIFF

VALE

CAERPHILLY

BRISTOL



Clos Dewi Sant

CANTON



Comments by Mr Julian Preston



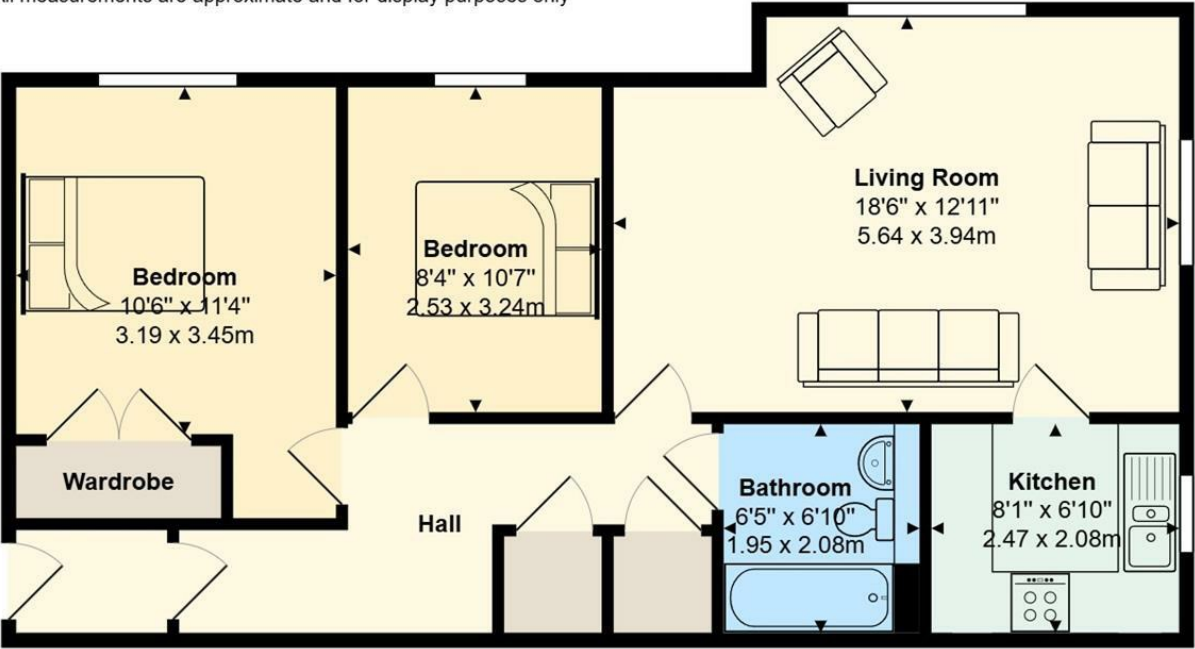
Property Specialist
Mr Julian Preston
Senior valuer

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Clos Dewi Sant

Total Area: 709 ft² ... 65.9 m²

All measurements are approximate and for display purposes only



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

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	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 eto. Croesewir ceisiadau. 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 eto. Croesewir ceisiadau. 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
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.	
	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 lease from 2001. 126 Years remaining. No ground rent. Service charge is approximately £1884 P.A.

C A R D I F F

V A L E

C A E R P H I L L Y

B R I S T O L

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	83
(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	

