



02920 575 631  
sales@olivia-louise.co.uk



## Clos Dewi Sant, Canton, Cardiff. CF11 9EX

**OFFERS OVER £200,000** Leasehold

Situated in the heart of sought-after Canton, this well-presented two-bedroom apartment is offered for sale with no onward chain. Featuring spacious accommodation, allocated parking and excellent transport links, it's an ideal first-time buy, investment or downsizing opportunity close to Cardiff City Centre.

SCAN ME



# A Perfect Opportunity in the Heart of Canton

**Offers Over £200,000    Sold with No Onward Chain**

Tucked away within one of Cardiff's most desirable and well-connected areas, this beautifully presented two-bedroom apartment offers the perfect balance of comfort, convenience and lifestyle.

Whether you're stepping onto the property ladder, searching for a low-maintenance home, looking to downsize, or adding to an investment portfolio, Clos Dewi Sant presents an exceptional opportunity to secure a home in the ever-popular Canton district.

Positioned within a secure residential development, the apartment enjoys a peaceful setting while remaining just moments from everything this vibrant part of the city has to offer.

Inside, the accommodation has been thoughtfully designed to provide bright, well-proportioned living spaces. The welcoming living room offers plenty of space to relax or entertain family and friends, while the separate fitted kitchen provides practical everyday functionality. Two generous bedrooms offer comfortable accommodation, complemented by a modern bathroom, creating a home ready to move straight into.

Further benefits include an allocated parking space within the communal parking area, adding valuable convenience in this highly sought-after location.

## Accommodation

- Two well-proportioned bedrooms
- Spacious and light-filled living room
- Separate fitted kitchen
- Modern bathroom
- Allocated parking space
- Secure residential development

## Lifestyle & Location

Canton has long been recognised as one of Cardiff's most vibrant and desirable communities, combining a thriving independent scene with exceptional convenience.

Just a short stroll from the apartment, Cowbridge Road East offers an exciting selection of independent cafés, artisan bakeries, award-winning restaurants, welcoming pubs, boutique shops and everyday conveniences including supermarkets, gyms and coffee houses. The area enjoys a genuine sense of community, making it one of the city's most popular places to call home.

Residents also benefit from easy access to many of Cardiff's most iconic attractions, including Cardiff City Centre, Cardiff Castle, Sophia Gardens, Bute Park, Cardiff Bay, Chapter Arts Centre, Victoria Park and Thompson Park. Whether you're enjoying a morning coffee, an afternoon walk through beautiful parkland or an evening in the city, everything is within easy reach.

**Clos Dewi Sant enjoys superb connectivity and excellent transport links, making commuting and travelling around South Wales effortless.**

**Excellent road links via the A4232 provide quick access to the M4 motorway, Cardiff Bay and surrounding business districts.**

Regular bus services operate nearby, while Cardiff Central Railway Station offers direct rail services to Bristol, Newport, Swansea and London Paddington, making the property equally appealing to commuters and city professionals.

For those who enjoy a more active lifestyle, well-established walking and cycling routes provide an easy journey into Cardiff city centre.

**The property is ideally positioned within easy reach of a wide selection of well-regarded primary and secondary schools, together with Cardiff's universities and higher education facilities.**

This excellent educational provision further enhances the property's appeal to first-time buyers, professionals, families and investors seeking strong long-term demand.

- **Tenure:** Leasehold
- Approximately 125 years remaining
- Lease commenced 1st October 2001
- Annual Service Charge: £1,949.48
- Freeholder & Managing Agent: R H Seel

The property is of standard construction and benefits from an allocated parking space within a communal parking area. Maintenance of the communal areas, including the parking facilities, is funded through the annual service charge.

Buildings insurance is arranged by the management company and forms part of the service charge.

The property is connected to the mains sewerage system, installed in 2001. The communal heating system was installed in 2001 and was most recently serviced in March 2026.

### **A Wonderful Place to Call Home**

Properties within Clos Dewi Sant continue to attract significant interest thanks to their superb location, excellent transport connections and outstanding local amenities.

Offering modern, low-maintenance living in one of Cardiff's most established neighbourhoods, this apartment represents an ideal home or investment opportunity that is ready to enjoy from day one.

### **Register Your Interest today with Olivia Louise Estate Agents Ltd**

Properties in this location continue to generate strong interest thanks to the combination of excellent amenities, convenient transport links and thriving community atmosphere.

**Secure your viewing with the team today. Simply contact Olivia Louise Estate Agents Ltd**

**T 02920 575631**

**E [sales@olivia-louise.co.uk](mailto:sales@olivia-louise.co.uk)**

Should you require, we can connect you with trusted mortgage advisers to help you explore the best options.

### **ADDITIONAL INFORMATION:**

Buyers are required to pay a non-refundable AML administration fee of £30 inc vat, per buyer after their offer is accepted to proceed with the sale.

### **Final thoughts:**

At Olivia Louise Estate Agents, we believe Clos Dewi Sant offers the perfect combination of comfortable living and an exceptional Cardiff lifestyle. With its spacious accommodation, allocated parking and enviable position in the heart of vibrant Canton, this is a home that will appeal to first-time buyers, professionals, downsizers and investors alike.

Opportunities in this highly sought-after location are always in demand, so we encourage you to arrange your viewing and experience everything this fantastic property and thriving community have to offer.

## **Outside & Entrance**

Situated within this well-maintained development, the apartment benefits from allocated off-road parking and a welcoming communal entrance. A secure entry system provides peace of mind, with access leading to the apartment and its well-planned accommodation beyond. Perfectly positioned for convenient city living, the property offers a fantastic opportunity for first-time buyers, professionals or those looking to downsize.

## **Lounge**

A bright and spacious reception room providing a comfortable and versatile living environment. The room benefits from plenty of natural light, creating a welcoming atmosphere ideal for both relaxing and entertaining. With ample space for a seating area and dining furniture, this is a fantastic central hub within the apartment.

## **Kitchen**

A separate fitted kitchen offering a practical and well-designed workspace with a range of wall and base units, complemented by integrated appliances including an oven, hob and dishwasher. There is also provision for additional appliances, making this a functional space for everyday cooking and entertaining.

## **Bathroom**

A modern bathroom suite comprising a panelled bath with shower over, wash hand basin and WC. Finished with contemporary fittings and a neutral dcor scheme, the room provides a stylish and low-maintenance space.

## **Bedroom 1**

A generous double bedroom offering excellent proportions and a peaceful retreat. The room provides ample space for a large bed and additional bedroom furniture, creating a comfortable and relaxing space to unwind.

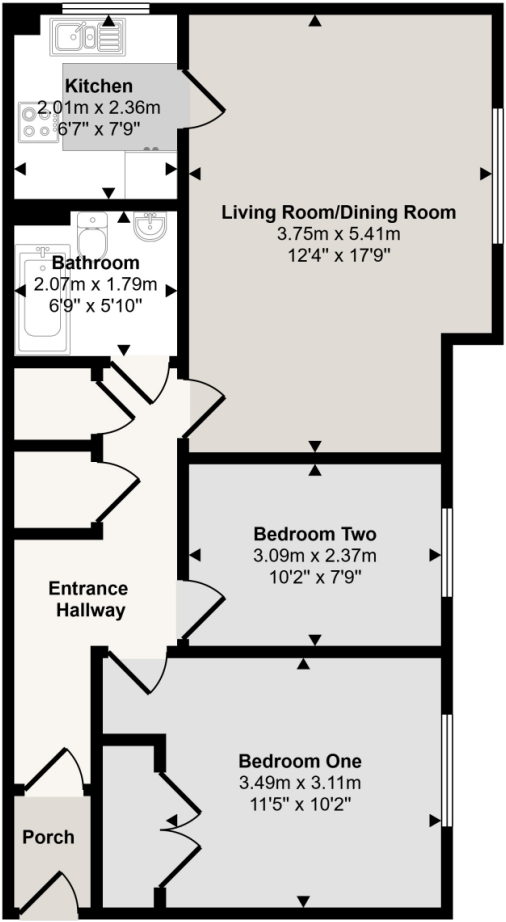
## **Bedroom 2**

A further well-proportioned double bedroom offering flexibility for guests, a home office or additional living requirements. A versatile room that enhances the practicality of this superb two-bedroom apartment.





Approx Gross Internal Area  
62 sq m / 665 sq ft



Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            | 84                      | 84        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

Address: Clos Dewi Sant, Canton, Cardiff. CF11 9EX



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.