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Clos Dewi Sant, Canton. Cardiff. CF11 9EX

GUIDE PRICE £180,000 - £190,000 Leasehold

SCAN ME

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.



Sold with No Onward Chain with Vacant Possession & Allocated Parking

Guide Price £180,000 – £190,000

Set within the ever-popular Clos Dewi Sant development in Canton (a stone throw from the City Centre), this well-proportioned two-bedroom apartment offers an exciting opportunity to own a home in one of Cardiff's most sought-after and best-connected neighbourhoods.

Offered with no onward chain, the property is vacant and ready for its next owner to move straight in, settle down and make it their own.

Whether you are taking your first step onto the property ladder, looking for a smart investment, searching for a convenient city base, downsizing to something easier to manage or simply want a Cardiff home in a location where you can enjoy everything on your doorstep, this apartment deserves your attention.

And with two bedrooms and allocated parking, it offers considerably more flexibility than many apartments at this price point.

A Home With Potential:

Step inside and you will immediately appreciate the bright and practical layout.

The spacious living room provides a comfortable place to relax after a busy day, entertain friends or simply enjoy your own space. There is plenty of natural light and enough room to create distinct living and dining areas if desired.

The separate fitted kitchen is well positioned for everyday living, providing everything you need while leaving scope for the new owner to add their own personality over time.

Two generous bedrooms give the apartment genuine versatility. The second bedroom could work perfectly as a guest room, home office, dressing room or study, making this an especially appealing proposition for professionals and modern buyers who want their home to work around their lifestyle.

The modern bathroom completes the accommodation.

Did I mention the property is vacant and ready to go?! There is no need to wait for another sale to complete and no onward chain holding things up. You can simply collect the keys, move in and start putting your own stamp on the property!

Canton & Pontcanna - Two of Cardiff's Most Desirable Neighbourhoods on Your Doorstep

Location is where this property really comes into its own. Clos Dewi Sant sits in a part of Cardiff that gives you the best of both worlds: the established community feel and convenience of Canton, together with the café culture, green spaces and stylish independent character of nearby Pontcanna.

Canton is one of Cardiff's most vibrant neighbourhoods, with Cowbridge Road East providing an impressive choice of independent cafés, restaurants, bakeries, pubs, shops and everyday amenities.

It has developed a reputation for its independent food and coffee scene, creative atmosphere and strong community feel.

And then there is Pontcanna....

Often described as a "city village", Pontcanna is one of Cardiff's most fashionable and desirable areas, combining independent restaurants and coffee shops with beautiful parkland and easy access to the city centre.

The Cardiff Lifestyle Starts Here

One of the biggest attractions of this property is the sheer amount of choice available around you. The independent cafés, restaurants, bars and shops of Canton and Pontcanna are close enough to become part of everyday life rather than somewhere you have to drive to.

Chapter Arts Centre is nearby and provides a much-loved cultural hub incorporating cinema, art, performance, events, food and social spaces.

For those who love the outdoors, Victoria Park, Pontcanna Fields, Sophia Gardens, Llandaff Fields and Bute Park all provide fantastic opportunities to escape the city without actually leaving it.

The Taff Trail also offers an excellent option for walking and cycling, running through Pontcanna and onwards through

Cardiff and beyond.

And when you want the energy of the city, Cardiff city centre is within easy reach.

This is a location that works just as well on a Monday morning as it does on a Saturday night.

This means your weekends can look very different depending on your mood.

A coffee and breakfast locally... A walk through Pontcanna Fields or along the Taff Trail... Lunch with friends... An afternoon in Victoria Park... A film, exhibition or event at Chapter Arts Centre... A shopping spree in St David's Shopping Centre; or an evening enjoying Cardiff city centre's nightlife. The list is endless! All without needing to live in the middle of the hustle and bustle - Amazing saving on Taxi's!

For a first-time buyer, this could be an excellent opportunity to secure a two-bedroom home in an established and highly desirable Cardiff location.

Instead of compromising on location to achieve affordability, you can enjoy the lifestyle that comes with living close to Canton, Pontcanna and the city centre.

The second bedroom is also a huge advantage, giving you the flexibility to create a home office, guest room or simply additional storage and living space.

And because the property is vacant and offered with no onward chain, there is the potential for a straightforward move for the right buyer.

For investors, the combination of two bedrooms, allocated parking, strong local amenities and proximity to Cardiff city centre makes this a particularly interesting proposition.

The surrounding neighbourhood attracts a broad range of residents, from young professionals and commuters to couples and those looking for convenient city living.

Its position close to Canton and Pontcanna means tenants can enjoy the lifestyle that makes this part of Cardiff so popular, while the apartment itself offers the practical advantages of low-maintenance living.

For an investor looking for a property with broad appeal rather than a highly niche tenant market, this is one to take a closer look at.

For busy professionals, convenience is everything.

Here, you can enjoy cafés, restaurants, parks and everyday amenities close to home while remaining within easy reach of Cardiff city centre.

The allocated parking space is another significant benefit, particularly for those who need the flexibility of having a car without sacrificing a central location.

Excellent road connections provide access towards the A4232 and M4, while Cardiff Central offers rail connections across South Wales and beyond.

For those who prefer to leave the car at home, walking and cycling routes provide another way to get into the city.

Not every buyer needs a full-time family home. For some, this could be the perfect Cardiff base. A convenient second home for working in the city. A lock-up-and-leave property. A pied-à-terre for those who split their time between locations. A place to stay when visiting Cardiff.

Or simply a home that gives you the freedom and flexibility to enjoy city life without the maintenance associated with a larger property.

That versatility is part of what makes this apartment so appealing.

The property is leasehold with approximately 125 years remaining, with the lease commencing on 1st October 2001.

The annual service charge is £1,949.48 and includes maintenance of the communal areas and parking facilities, together with buildings insurance arranged by the management company.

The property benefits from allocated parking within the communal parking area.

The apartment is connected to mains services and benefits from gas central heating, with the communal heating system having been installed in 2001 and most recently serviced in March 2026.

Perhaps the biggest attraction is that there is nothing complicated about the opportunity.

With a guide price of £180,000 – £190,000, this is an opportunity to secure a two-bedroom apartment with parking in a highly desirable part of Cardiff, surrounded by the best of Canton and Pontcanna and within easy reach of the city centre.

Because properties offering this combination of location, two-bedroom accommodation, parking, vacant possession and no onward chain do not come along every day.

Sometimes the best way to know whether a property is right for you is simply to walk through the door.

Imagine where your sofa would go and start planning your own space.

Clos Dewi Sant is ready. The keys are waiting. Don't miss your opportunity to make this Cardiff apartment yours.

Contact Olivia Louise Estate Agents today to arrange your viewing.

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Your next chapter could start here.

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.

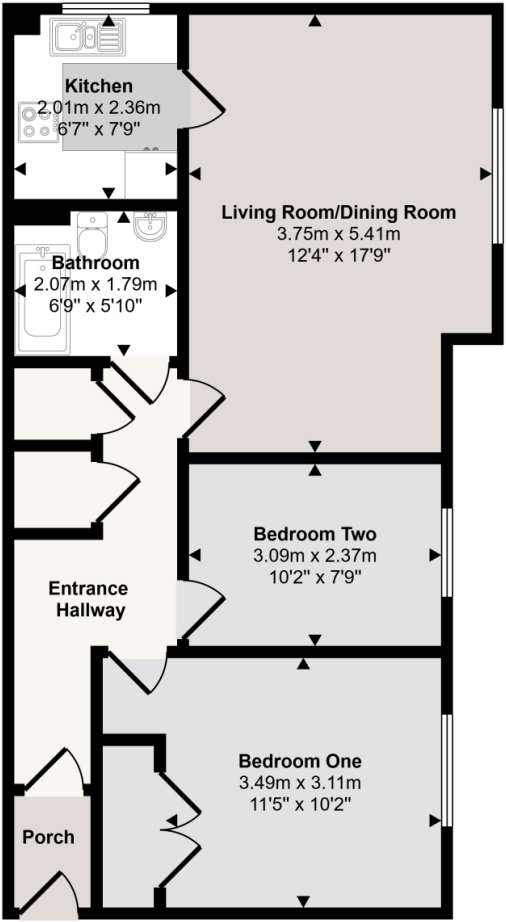
Bedroom 2

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+) A		
(81-91) B	84	84
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

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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.