



Clos Dewi Sant, Canton Cardiff CF11 9EW

welcome to

Clos Dewi Sant, Canton Cardiff

A well-presented two-bedroom apartment within Clos Dewi Sant development. The property offers a bright lounge/diner, separate fitted kitchen, two bedrooms and a modern bathroom. Include double glazing, gas central heating, and allocated parking. Ideal for first-time buyers, downsizers, or investors.



Entrance Hall

A practical hallway with access to the bedrooms, living room and bathroom. Features include fitted carpet, an intercom system, and a gas radiator.

Lounge / Diner

18' 1" Max x 12' 10" Max (5.51m Max x 3.91m Max)

A comfortable dual-purpose living and dining space featuring a double glazed window, gas radiator, and fitted carpet. The room also includes an internet point and multiple electric sockets for convenience.

Kitchen

7' 10" Max x 6' 11" Max (2.39m Max x 2.11m Max)

Fitted with a range of wall and base units and finished with practical laminate flooring. The kitchen includes a gas hob with oven, integrated fridge freezer, and a sink with draining area. Additional features include spot lighting, ample electric points, a washing machine, and a dishwasher.

Bedroom One

14' 5" Max x 10' 6" Max (4.39m Max x 3.20m Max)

A well-proportioned room featuring a double glazed window, fitted carpet, and built-in wardrobe. The space includes a radiator for heating and convenient electric points throughout.

Bedroom Two

10' 6" Max x 8' 2" Max (3.20m Max x 2.49m Max)

A practical second bedroom featuring fitted carpet, a double glazed window, and convenient electric points. The room also includes a radiator and houses the boiler

Bathroom

A partially tiled suite comprising a bath with overhead shower, sink, and W.C. The room features laminate flooring and a radiator.



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Clos Dewi Sant, Canton Cardiff

- Allocated parking space within the development
- Modern bathroom with bath and overhead shower
- Spacious lounge/diner with separate fitted kitchen
- Two well-proportioned bedrooms, including a main bedroom with built-in wardrobe
- Close to local amenities and transport links

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 1950.02

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108107 - 0009

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