

Clive Road

CANTON, CARDIFF, CF5 1AS

GUIDE PRICE £172,000

**Hern &
Crabtree**



Clive Road

No Chain. A spacious ground floor garden apartment located in this modern gated development on the cusp of Llandaff and Pontcanna. With a private patio area, allocated parking space and use of a gymnasium, this would certainly suit anyone looking to downsize or first time buyer.

The accommodation briefly comprises: Communal Entrance, Hallway, Open Plan Kitchen/Lounge/Diner with doors out onto the patio area, Good Size Double Bedroom and a Bathroom.

Clive Hall Court is perfectly positioned within a short walk to either Victoria Park or Thompson's Park as well as having local amenities, eateries and cafes on the door step in Canton, Llandaff and Pontcanna. There are good transport links to and from Cardiff City Centre. Internal viewings are highly recommended!



459.00 sq ft

Communal Entrance

Entered via a communal entrance.

Hallway

Radiator, cupboard housing the combination boiler, storage cupboard.

Open Plan Lounge/Kitchen/Diner

23' x 11'5

Double glazed patio door to the courtyard, double glazed windows, radiator, kitchen has wall and base units, stainless steel sink and drainer, a four ring gas hob with electric oven, space for appliances, integrated washing machine.

Bedroom One

11'8 x 10'9

Double glazed doors to the courtyard, radiator.

Bathroom

7'5 x 5'6

Fitted with a bath with shower over, w.c and wash hand basin, heated towel rail, wooden flooring.

Outside

Paved area.

Outside/Parking

Gated entrance to parking area.

Tenure

The property is leasehold with 125 years from 01/01/2007 with approximately 107 years remaining on the lease. The Service Charges are £1800.20 per annum, paid half yearly and the Ground Rent is £200 per annum. The Ground Rent is to be reviewed every 21 years, in line with the current market.

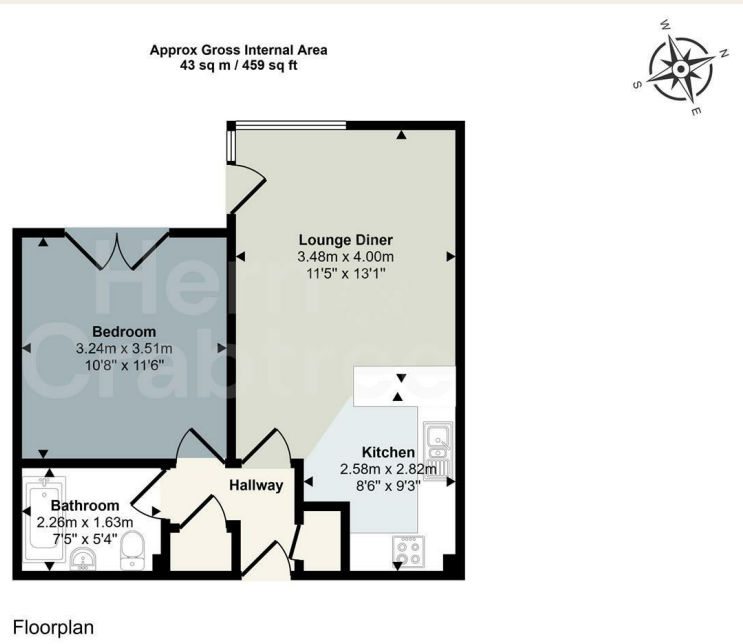
Disclaimer

Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

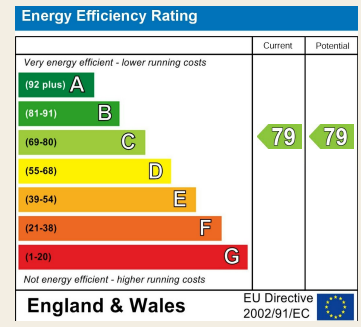
Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc vat, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



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.



Hern & Crabtree

02920 555 198 | llandaff@hern-crabtree.co.uk | hern-crabtree.co.uk | 8 Waungron Road, Llandaff, Cardiff, Cardiff, CF5 2JJ

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.