

LEASEHOLD



Apartment

**FLAT 2, CWRT  
IORWETH CLIVE  
ROAD, CANTON,  
CARDIFF, CF5**

**100**

Offers In The Region

**£145,000**

FEATURES



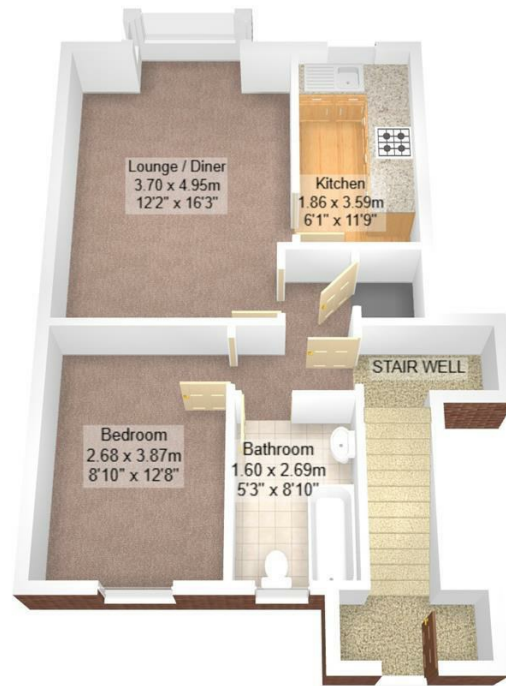
# 1 Bedroom Apartment located in Cardiff

Maison are pleased to bring to market this well-presented one-bedroom apartment, ideally located in the popular area of Canton, Cardiff.

The property offers a good-sized double bedroom, a comfortable living space, and a practical layout that makes excellent use of both space and natural light. The bathroom is well positioned and the apartment is well suited to modern living.

Situated on Clive Road, the property benefits from easy access to a wide range of local amenities, including independent cafés, shops, and nearby green spaces. Cardiff city centre is also within easy reach via excellent transport links.

This property would make an ideal purchase for a first-time buyer, investor, or anyone looking for a well-located home in a consistently popular area.



Call us on

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Council Tax Band

D

| Energy Efficiency Rating                    |         |           |
|---------------------------------------------|---------|-----------|
|                                             | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   | 80      | 80        |
| (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                     |         |           |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.