

# Clos Dewi Sant

CANTON, CARDIFF, CF11 9EW

**GUIDE PRICE £200,000**

**Hern &  
Crabtree**





# Clos Dewi Sant

A spacious top floor apartment located in a highly desirable part of Cardiff, with easy access to the city centre with regular public transport to hand. There is an abundance of local amenities, restaurants and shopping with Canton and Pontcanna all within close proximity.

The accommodation briefly comprises: Hallway, living/dining room, kitchen, bathroom and two double bedrooms. The Property further benefits from one allocated parking space and visitors spaces are available.

This would make an ideal investment or first time purchase.



# 684.00 sq ft

## Communal hallway

The property is entered through secure communal entrance with intercom system and mailboxes. Staircase rising to the upper floors.

## Inner hallway

Panelled front door to the inner porch with internal door to the hallway. Doors to all rooms. Access to the loft space. Smoke detector.

## Lounge/ dining room

A beautifully presented open plan lounge/ dining room. Two double glazed windows. Smooth plastered ceiling. Radiator. Power points. TV aerial point. Telephone point. Door to:

## Kitchen

A range of matching wall and base units with cupboards and drawers offering storage facilities with complementary work surfaces over. Built in oven with four ring gas hob and chimney style extractor fan over. One and a half bowl sink drainer unit with mixer tap. Plumbing for washing machine. Integrated fridge freezer. Walls are part tiled. Double glazed window. Feature laminate flooring. Floor level heater.

## Bedroom one

A well presented master bedroom. Built in large wardrobes with hanging rail and shelving. Smooth plastered ceiling. Radiator. Power points.

## Bedroom two

A second double bedroom. Smooth plastered ceiling. Radiator. Power points.

## Bathroom

A three piece suite in white comprising: panelled bath with shower over, wash hand basin and WC. Walls are part tiled. Extractor. Laminate flooring. Radiator.

## Outside

Parking available for residents and visitors.

## Lease information

Leasehold property

Originally 150 year lease from 2001

Service charge £1879.14p per annum

Council tax E

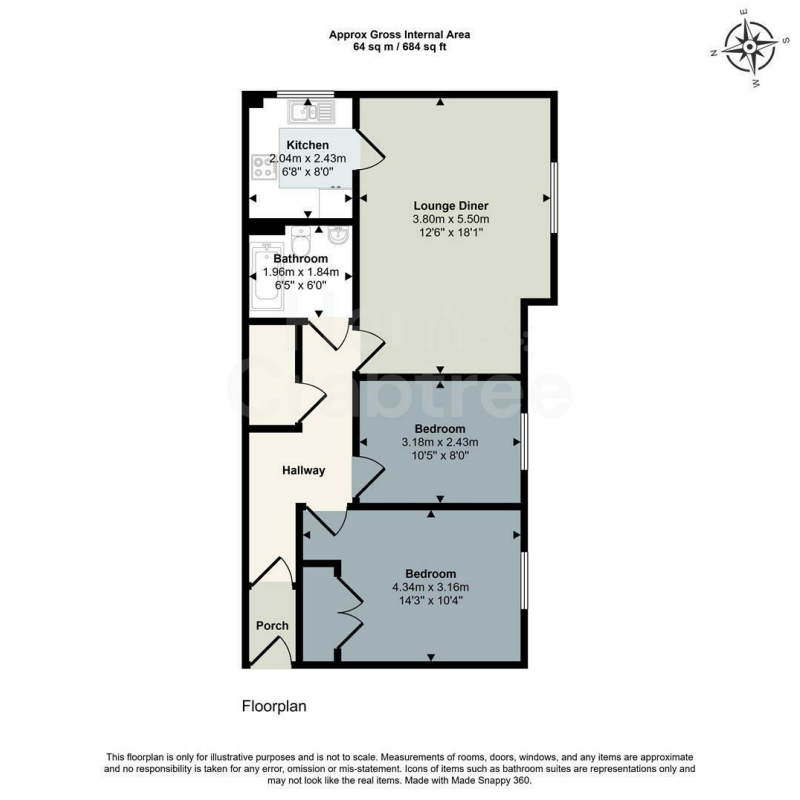
## Disclaimer

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.





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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	76	77
(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 & Wales		EU Directive 2002/91/EC

