

Clos Dewi Sant

CANTON, CARDIFF, CF11 9EW

GUIDE PRICE £475,000

**Hern &
Crabtree**



Clos Dewi Sant

A Stylish Four-Bedroom Home in Clos Dewi Sant.

This beautifully presented four-bedroom home offers spacious, modern living across three well-appointed levels. From the moment you step inside, the sense of space and natural light is immediately apparent.

The ground floor welcomes you with a spacious entrance hall leading to a modern fitted kitchen, separate utility room and a practical downstairs cloakroom. An integral garage provides additional convenience and storage, while a private driveway offers off-street parking to the front.

Upstairs, the first floor reveals a bright and airy living room—perfect for both relaxing and entertaining—as well as a generous double bedroom complete with its own en suite. The second floor hosts three further bedrooms, including a principal suite with its own en suite shower room, alongside a stylish family bathroom.

To the rear, a well-maintained garden provides a peaceful outdoor retreat—ideal for enjoying a morning coffee or evening unwind.

This home offers a rare blend of modern comfort, space, and location, just moments from Canton's bustling high street, popular local schools, and the open green spaces of Thompson's Park and Llandaff Fields. With excellent transport links into Cardiff city centre, it's no surprise properties here are in high demand.



1592.00 sq ft

Front

Front forecourt garden. Driveway to the garage proving off-road parking. Mature shrubs and trees. Outside light.

Hallway

Enter via a glazed composite door to the front elevation. Wooden laminate flooring. Radiator. Stairs rise up to the first floor. Understairs storage cupboard.

Utility

Double glazed window to the front elevation. Wooden laminate flooring. Radiator. Plumbing for washing machine. Space for tumble dryer. Extractor fan. Part tiled walls.

Cloakroom

W/C and wash hand basin with tiled splashback. Wooden laminate flooring. Radiator. Extractor fan.

Kitchen

Double glazed window to the rear elevation. Double glazed French doors to the rear garden. Wall and base units with worktops over. Inset sink with drainer and mixer tap. Integrated five ring electric hob with tiled splashback and cooker hood over. Integrated oven. Integrated microwave. Integrated dishwasher. Space for fridge freezer. Tiled flooring. Underfloor heating. Radiator.

Landing

Stairs rise up from the hallway. Dog-leg staircase. Wooden handrail and spindles. Matching bannister. Radiator.

Living Room

Three double glazed windows to the front elevation. Wooden laminate flooring. Three radiators.

Bedroom Two

Double glazed window to the rear elevation. Radiator. Door leading to:

En Suite

Double glazed obscured window to the rear elevation. W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower over. Part tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

Second Floor Landing

Stairs rise up from the first floor landing. Dog-leg staircase. Wooden handrail and spindles. Matching bannister. Radiator. Fitted linen cupboard with concealed gas combination boiler. Loft access hatch.

Bedroom One

Two double glazed windows to the front elevation. Radiator. Door leading to:

En Suite

W/C and wash hand basin. Vanity unit. Shower quadrant with fitted shower over. Part tiled walls. Vinyl flooring. Heated towel rail. Extractor fan.

Bedroom Two

Double glazed window to the rear elevation. Radiator.

Bedroom Three

Double glazed window to the rear elevation. Radiator.

Bathroom

W/C and wash hand basin. Bath with fitted shower over and glass splashback screen. Part tiled walls. Vinyl flooring. Radiator. Extractor fan.

Garden

Enclosed rear garden. Paved seating area. Stone chippings. Mature shrubs and trees. Cold water tap.

Garage

Electric garage door. Power and light.

Additional Information

Freehold Council Tax Band G (Cardiff). EPC rating C.

Disclaimer

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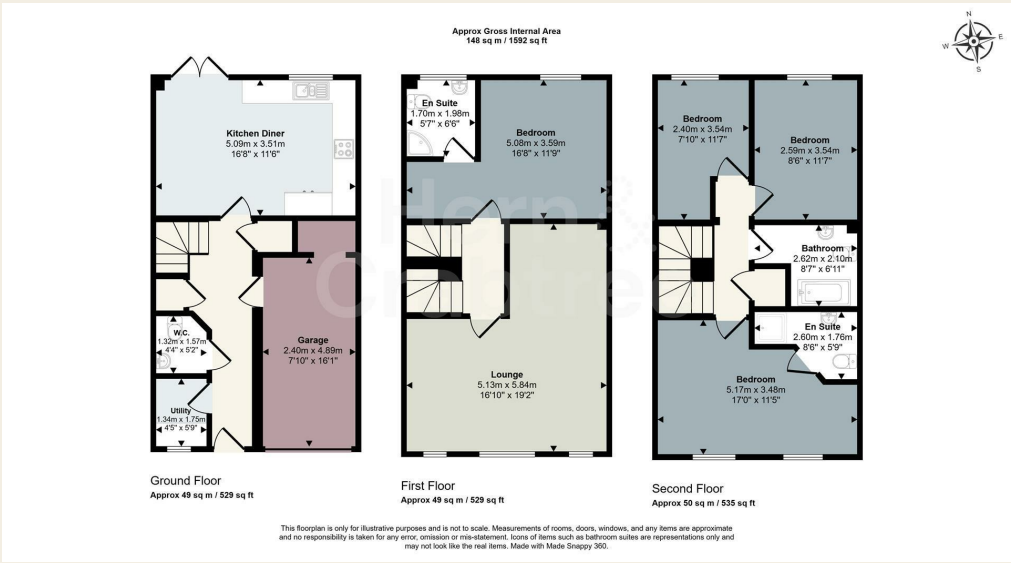


Good old-fashioned service with a modern way of thinking.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & WalesEU Directive 2002/91/EC



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