Clive Road

CANTON, CARDIFF, CF5 1AS

GUIDE PRICE £150,000

Hern & Crabtree



Clive Road

No chain. A light and spacious one-bedroom apartment, occupying an elevated ground-floor position within a modern, gated development in Canton, ideally situated on the borders of the highly sought-after areas of Llandaff and Pontcanna.

This appealing property represents an excellent opportunity for first-time buyers, professionals, investors or those looking to downsize. Offering comfortable, open-plan living alongside a fantastic range of on-site amenities, the apartment further benefits from a private balcony, allocated parking and access to a residents' gymnasium.

The accommodation briefly comprises a communal entrance with stairs leading to the upper floor, a welcoming entrance hallway, an open-plan L-shaped lounge/diner, a fitted kitchen, a generous double bedroom and a bathroom.

Clive Hall Court is ideally positioned for enjoying the best of Cardiff's popular neighbourhoods, with both Victoria Park and Thompson's Park within easy walking distance. The surrounding areas of Canton, Llandaff and Pontcanna offer an excellent selection of independent shops, cafés, bars and restaurants, alongside a variety of everyday amenities. Cardiff City Centre is also readily accessible via a range of convenient transport links.











Approx 505.00 sq ft

Council Tax Band: D

Entrance
Entered via a communal security entrance system. Wooden fire door into the hallway.

Hallway
Storage cupboard housing boiler. Further storage cupboard.

Bedroom One
Double glazed window to the rear. Radiator.

Bathroom
Bath with shower plumbed, w/c and wash hand basin. Tiled walls. Heated towel rail.

Lounge
Double glazed window to the front and double glazed patio doors to the front with a Juliette balcony. Two radiators.

Kitchen
the kitchen is fitted with wall and base units with laminate worksurfaces. Tiled splashbacks. Four ring gas hob and integrated oven. Stainless steel sink and drainer. Space and plumbing for a dishwasher. Integrated washing machine. Laminate flooring.

Tenure And Additional Information
We have been advised by the vendor that the property is Leasehold with 125 years from 01/01/2007 with approximately 107 years remaining on the lease. Service Charges £1,800 p.a. Ground Rent £200.00 p.a.
Epc - C
Council Tax - D

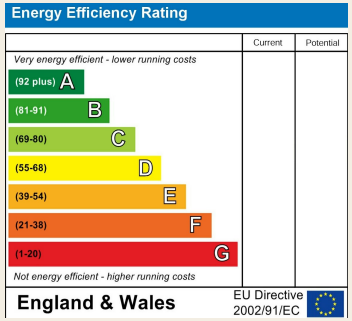
Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability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



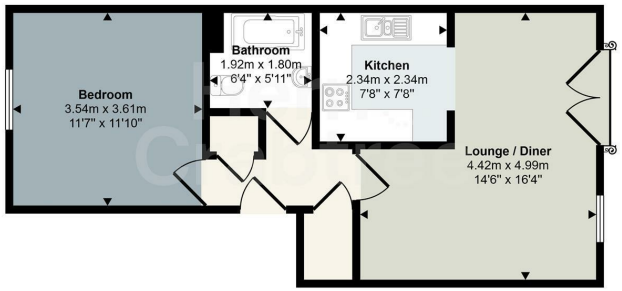
Good old-fashioned service with a modern way of thinking.







Approx Gross Internal Area
47 sq m / 505 sq ft



Floorplan

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.