



Clos Dewi Sant, Canton Cardiff CF11 9EW

welcome to

Clos Dewi Sant, Canton Cardiff

A well-presented two-bedroom apartment within Clos Dewi Sant development. The property offers a bright lounge/diner, separate fitted kitchen, two bedrooms and a modern bathroom. Include double glazing, gas central heating, and allocated parking. Ideal for first-time buyers, downsizers, or investors.



Entrance Hall

A practical hallway with access to the bedrooms, living room and bathroom. Features include fitted carpet, an intercom system, and a gas radiator.

Lounge / Diner

18' 1" Max x 12' 10" Max (5.51m Max x 3.91m Max)

A comfortable dual-purpose living and dining space featuring a double glazed window, gas radiator, and fitted carpet. The room also includes an internet point and multiple electric sockets for convenience.

Kitchen

7' 10" Max x 6' 11" Max (2.39m Max x 2.11m Max)

Fitted with a range of wall and base units and finished with practical laminate flooring. The kitchen includes a gas hob with oven, integrated fridge freezer, and a sink with draining area. Additional features include spot lighting, ample electric points, a washing machine, and a dishwasher.

Bedroom One

14' 5" Max x 10' 6" Max (4.39m Max x 3.20m Max)

A well-proportioned room featuring a double glazed window, fitted carpet, and built-in wardrobe. The space includes a radiator for heating and convenient electric points throughout.

Bedroom Two

10' 6" Max x 8' 2" Max (3.20m Max x 2.49m Max)

A practical second bedroom featuring fitted carpet, a double glazed window, and convenient electric points. The room also includes a radiator and houses the boiler

Bathroom

A partially tiled suite comprising a bath with overhead shower, sink, and W.C. The room features laminate flooring and a radiator.

Agents Notes

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money

laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



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Clos Dewi Sant, Canton Cardiff

- Allocated parking space within the development
- Modern bathroom with bath and overhead shower
- Spacious lounge/diner with separate fitted kitchen
- Two well-proportioned bedrooms, including a main bedroom with built-in wardrobe
- Close to local amenities and transport links

Tenure: Leasehold EPC Rating: B

Council Tax Band: E Service Charge: 1950.02

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 150 years from 01 Oct 2001. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£200,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP108107 - 0013

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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