

**mr
homes**

Clos Dewi Sant, Canton, Cardiff. CF11 9EX

- IMMACULATE 2-BED 1st FLOOR APARTMENT
- WITHIN WALKING DISTANCE TO CARDIFF CITY CENTRE, PONTCANNA & CANTONS RESTAURANTS, BARS & RETAIL SHOPS
- SPACIOUS LIVING & DINING ROOM
- FULLY FITTED KITCHEN with INTEGRATED APPLIANCES
- MODERN BATHROOM SUITE
- ALLOCATED PARKING SPACE
- LOCKABLE BIKE STORE
- VERY SOUGHT AFTER PRIVATE DEVELOPMENT
- NEW BAXI 600 COMBI-BOILER *(fitted 2022 *As Advised by Vendor)
- LONG LEASE 126 YEARS REMAINING

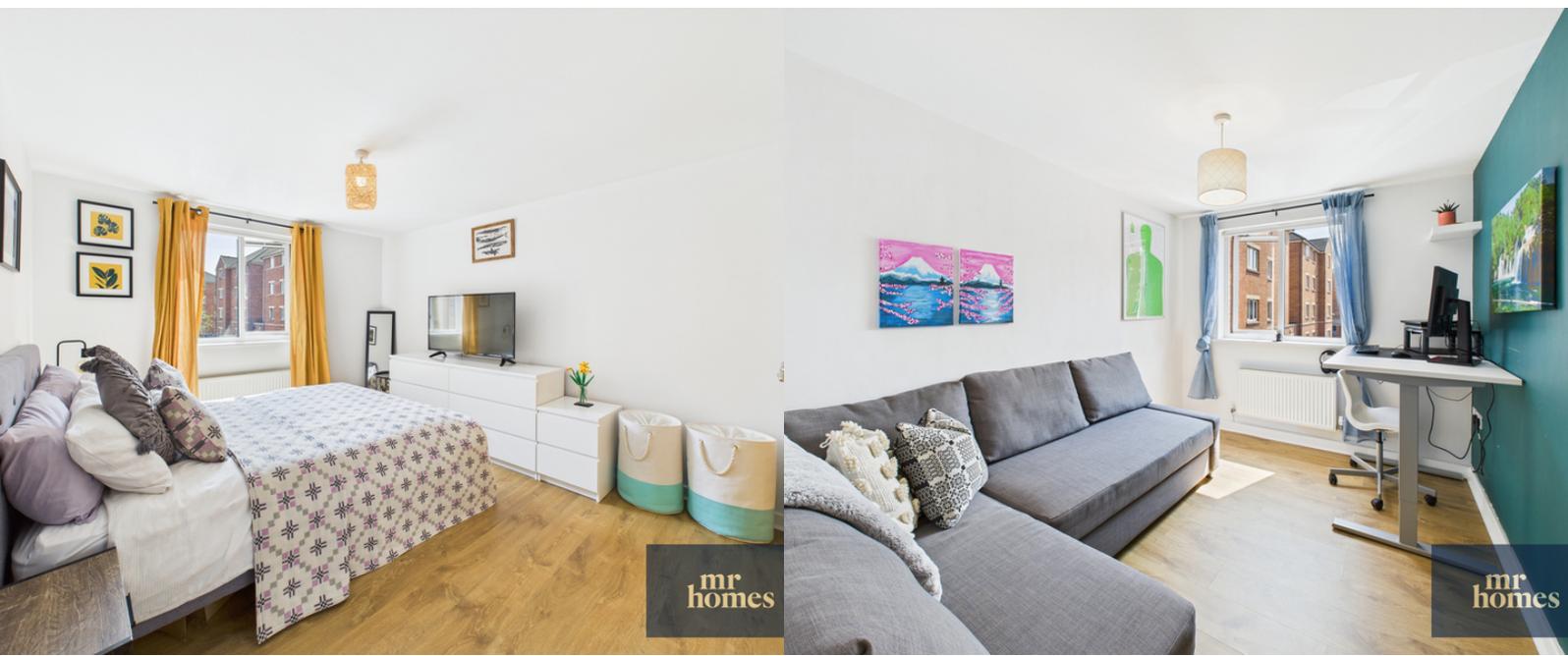


PROPERTY DESCRIPTION

*** Guide Price: £210,000 *** IMMACULATE 1st FLOOR 2-BED APARTMENT IN THIS SOUGHT AFTER PRIVATE DEVELOPEMNT - WITHIN WALKING DISTANCE OF CARDIFF CITY CENTRE, CANTON & PONTCANNAS RESTAURANTS, BARS & RETAIL SHOPS - ALLOCATED PARKING SPACE & 2x VISITOR PERMIT PARKING PERMITS - SPACIOUS LIVING & DINING ROOM with ENGINEERED WOOD FLOORING - FULLY FITTED KITCHEN with INTEGRATED APPLIANCES MASTER BEDROOM with FITTED WARDROBE - GOOD SIZED 2nd BEDROOM - MODERN BATHROOM SUITE - LOCKABLE BIKE STORE - £0 ZERO GROUND RENT - SERVICE CHARGES - £1879.20 PER YEAR - TENURE: LEASEHOLD LONG LEASE 126 YEARS REMAINING. MR HOMES are very pleased to Offer FOR SALE this Impressive 1st Floor Modern Apartment.

Prime Location - The property offers easy access to a number of local amenities, Cardiff City Centre, Pontcanna, Canton, Schools, Parks and Excellent Transport Links

FREE MORTGAGE ADVICE AVAILABLE WWW.MR-HOMES.CO.UK



ROOM DESCRIPTIONS

SUMMARY

property comprises in brief, Communal Entrance, Staircase to the 1st Floor Landing, Door into the Entrance Hall & Hallway with Storage Cupboards, Spacious Living & Dining Room, Fully Fitted Kitchen with Quality Integrated Appliances, Master Bedroom with Fitted Wardrobes, Good Sized 2nd Bedroom, Modern Family Bathroom Suite. To the Rear of the Building are Allocated Parking Spaces and a Lockable Bike Store. 2x Visitor Parking Permits. The Property Benefits from uPVC D/g Windows & Gas Central Heating Powered by a BAXI 600 Combi-Boiler *fitted 2022 *as Advised by the Vendor.

360 VR Tour Link > <https://tour.giraffe360.com/closdewisant63ap/>
Mains Electricity, Water & Sewage Connected to Mains Drains. Broadband & Mobile Signal Coverage.*** Prime Location *** The property offers easy access to a number of local amenities, Cardiff City Centre, Pontcanna, Canton, Schools, Parks and Excellent Transport Links Early Viewing Highly Recommended Contact Us On : 02920 204 555 option 2 To submit your offer, please visit: Make an Offer (mr-homes.co.uk) or call the Branch and speak to a member of the Sales Team FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST PLEASE CONTACT MR HOMES: 02920 204 555 option 4 WWW.MR-HOMES.CO.UK

Entrance Hallway

Engineered Wood Flooring,
Plastered Walls and Plastered Ceiling,
Further Door to Rest of Hallway.

Hallway

Engineered Wood Flooring,
Plastered Walls & Plastered Ceiling,
Door Entry Phone System,
Door to Large Storage Cupboard, with Light and Housing an Electric RCD Consumer Unit and Fixed Shelving,
Door to Second Storage Cupboard,
Door to Sitting Room/Dining Room.

Sitting/Dining Room

Engineered Wood Flooring,
Plastered Walls & Plastered Ceiling,
uPVC D/g Windows to Front,
Double Panel Radiator,
Custom Built Cupboard Housing a Baxi 600 Combi-Boiler (Fitted 2022 Approx),
Door to Kitchen.

Fitted Kitchen with Integrated Appliances

Laminate Flooring,
Matching Wall and Base Units,
Work Surfaces Over,
Stainless Steel Splashbacks,
Plastered Walls And Ceiling With Inset Spotlights to Ceiling,
Integrated Appliances, Include Fridge/Freezer, an AEG Dishwasher, A Bosch Electric Fan Assisted Oven, 4 Ring AEG Gas Hob with Stainless Steel Extractor Hood Over, Integrated Logic Washing Machine,
Stainless Steel Sink, Quarter Bowl and Drainer With Mixer Tap,
Under Lighting Under Wall Cupboards,

Bedroom 1

Engineered Wood Flooring,
uPVC D/g Window to Front,
Plastered Walls and Plastered Ceiling,
Double Panel Radiator,
Double Doors to Fitted Wardrobe.

Bedroom 2

Engineered Wood Flooring,
uPVC D/g Window to Front,
Plastered Walls and Plastered Ceiling,
Double Panel Radiator.

Bathroom Suite

Laminate Flooring,
3 Piece White Matching Suite
Panel Bath With Chrome Mixer Tap Over,
Mixer Shower With Folding Glass Shower Screen,
Pedestal Wash Hand Basin With Chrome Mixer Tap,
Close Coupled W.c.,
Walls Are Tiled Around Bath, Sink and W.c.,
Wall Mounted Shaver Point,
Bathroom Cabinet With Mirrored Doors,
Inset Spotlighting to Ceiling,
Electric Vent-Axia Extractor Fan to Ceiling,
Single Panel Radiator.

Allocated Parking Space to Rear & 2x Visitor Permit Parking Spaces

Communal Garden to Rear



MATERIAL INFORMATION

Council Tax: Band E

N/A

Parking Types: Allocated.

Heating Sources: Double Glazing. Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTP.

Accessibility Types: None.

EPC Rating: B (83)

Annual Service Charge: £1,879.00

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property? No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

Mobile Signal

4G excellent data and voice, 5G great

Construction Type

Floor: (another dwelling below)

Roof: (another dwelling above)

Walls: Timber frame, as built, insulated (assumed)

Windows: Fully double glazed

Lighting: Low energy lighting in all fixed outlets



FLOORPLAN & EPC

