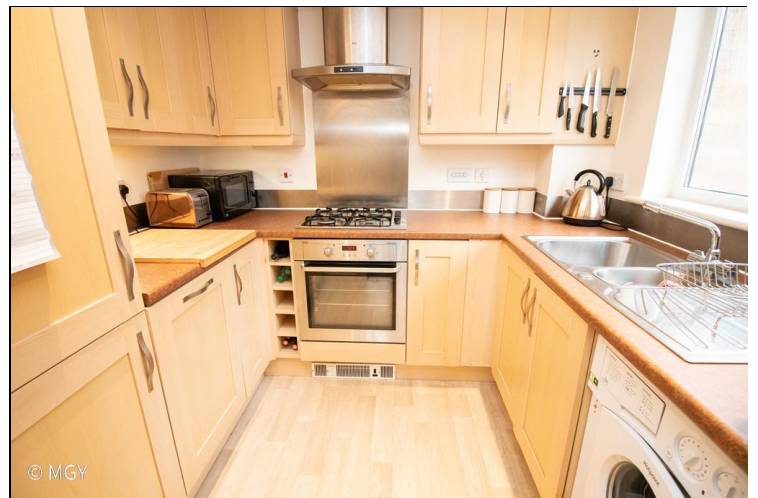


# Clos Dewi Sant

Canton | Cardiff | CF11 9EX

**First Floor Apartment | Offers In Excess Of £195,000**



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# PROPERTY DESCRIPTION

**\*\*IDEAL FIRST TIME PURCHASE\*\*** MGY are pleased to present for sale a spacious two bedroom, first floor apartment located within the popular Clos Dewi Sant development, in Canton. The accommodation briefly comprises of entrance hall, living room, separate kitchen, two double bedrooms, one with en-suite and bathroom. The property further benefits from double glazing throughout, security entry intercom system, gas central heating and an allocated parking space. Viewing highly recommended.

- **Tenure** Leasehold
- **Council Tax Band** E
- **Floor Area (approx.)** 850 sq ft
- **Viewing Arrangements**  
Strictly by Appointment

## ENTRANCE HALL

Entered via wooden door, with security spy hole. Spacious hallway. Wall mounted security intercom system. Carpeted flooring. Two large storage cupboards. Wall mounted radiator.

## LIVING ROOM

18' 2" x 12' 10" (5.56m x 3.93m)  
Double glazed uPVC windows to front. Carpeted flooring. TV Aerial point. Telephone point. Wall mounted radiator. Door leading to:-

## KITCHEN

8' 0" x 6' 10" (2.45m x 2.09m) Vinyl flooring. Part tiled walls. Fitted wall and base units, with work surfaces incorporating stainless steel sink. Built in oven and four ring gas hob, with extractor hood over. Plinth heater. Integrated fridge freezer, washer/dryer and slimline dishwasher. Extractor fan. Spotlights.

## MASTER BEDROOM

14' 3" x 10' 6" (4.35m x 3.21m)  
Double glazed uPVC windows to front. Carpeted flooring. Built in wardrobe, with wooden double doors. Wall mounted radiator. TV Aerial point. Telephone point. Door to:-

## EN SUITE

10' 0" x 4' 8" (3.05m x 1.44m)  
Double glazed uPVC window to front. Vinyl flooring. Part tiled walls. Double shower cubicle. Pedestal wash hand basin. W.C. Wall mounted mirrored vanity unit. Extractor fan. Wall mounted radiator.

## BEDROOM TWO

10' 7" x 8' 0" (3.25m x 2.45m)  
Double glazed uPVC windows to front. Double bedroom. Carpeted flooring. Wall mounted radiator. TV Aerial point. Telephone point.

## BATHROOM

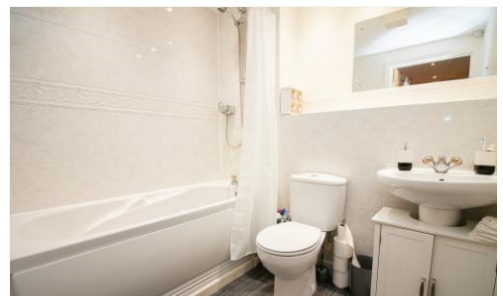
6' 9" x 6' 3" (2.08m x 1.93m) Vinyl flooring. Part tiled walls. Panelled bath, with shower over. Pedestal wash hand basin. W.C. Wall mounted mirror. Wall mounted radiator. Extractor fan. Shaver point.

## PARKING

Allocated parking space. Visitor parking.

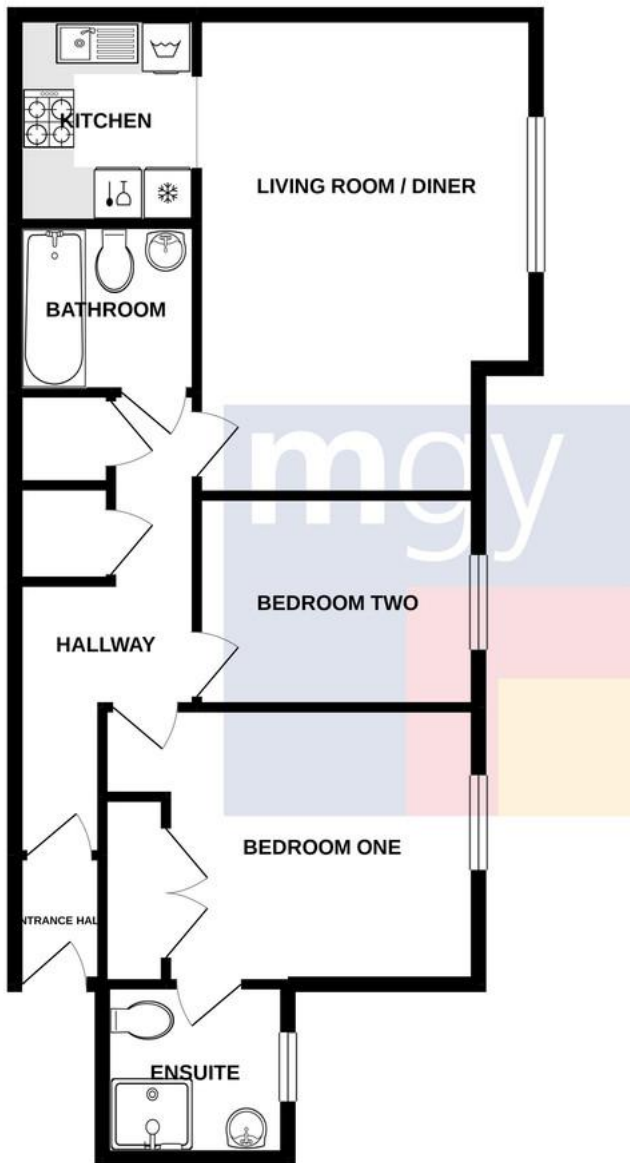
## TENURE

MGY are advised that the property is leasehold, with a lease of 150 years from 2001. Low service charges of £1,458.96 per annum, which includes building insurance and water rates. No ground rent.



# FLOORPLANS

## FIRST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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