



CLIVE HALL COURT  
CLIVE ROAD  
CANTON  
CARDIFF CF5 1AS

ASKING PRICE OF  
**£250,000**



### GROUND FLOOR APARTMENT



**2**



**2**



**2**



**1**

**\*\*IDEAL INVESTMENT OR FIRST TIME PURCHASE\* NO CHAIN\*\*** MGY are pleased to offer for sale this two bedroom, ground floor apartment. A well presented two bedroom ground floor apartment in an impressive development, situated in the heart of Canton with a variety of shops, cafe's and restaurants close by and with easy access to the City Centre. The accommodation comprises entrance hall, open plan lounge/kitchen, two bedrooms, master with ensuite and bathroom. The property further benefits from a private terrace, an allocated parking space, gas central heating and double glazing throughout. Viewing highly recommended.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: F**

**FLOOR AREA APPROX: 915 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### HALLWAY

Entered via wooden door with security spy hole leading from communal hallway. Carpeted flooring. Pendant light to ceiling. Wall mounted intercom. Radiator. Doors to all rooms, including two storage cupboards – one housing boiler.

#### LOUNGE/DINER/KITCHEN

23' 1" x 11' 1" (7.06m x 3.39m)

Double glazed uPVC windows to rear and side, plus uPVC door to side with access to the terrace. Carpeted flooring. Radiator. Pendant light and spotlights to ceiling. Space for dining. PowerPoints and TV point. Fitted kitchen area with wall and base units across two walls, with work surfaces incorporating double stainless-steel sink with mixer tap over. Integrated electric oven, with four ring gas hob and extractor over. Part tiled walls. Ample storage. Integrated fridge freezer and microwave. Space for washing machine and dishwasher.

#### BEDROOM ONE

14' 9" x 10' 5" (4.52m x 3.19m)

Double glazed uPVC double doors to rear with access to terrace. Double bedroom. Carpeted flooring. Pendant light to ceiling. Radiator. PowerPoints and TV point. Door to:

#### ENSUITE

7' 2" x 3' 5" (2.19m x 1.06m)

Vanity wash hand basin with storage under and unit lighting over. Wall mounted mirrored cabinet. Part tiled walls. Vinyl flooring. W.C. Double shower cubicle with sliding glass door and mains shower over. Extractor fan. Shaver point. Heated towel rail.

#### BEDROOM TWO

14' 0" x 9' 1" (4.27m x 2.78m)

Double glazed uPVC window to front aspect. Double bedroom. Carpeted flooring. Pendant light to ceiling. Radiator. PowerPoints.

#### BATHROOM

7' 1" x 5' 2" (2.17m x 1.58m)

Double glazed obscure uPVC window to front. Vanity wash hand basin with storage under. Panelled bath with shower fixture and mixer tap over with folding shower screen. WC. Part tiled walls. Vinyl floor. Extractor fan. Shaver point. Heated towel rail.

#### TERRACE

Paved terrace area, accessed from the lounge and bedroom one. Paved with brick wall boundaries, with part shingled and planted areas.

#### PARKING

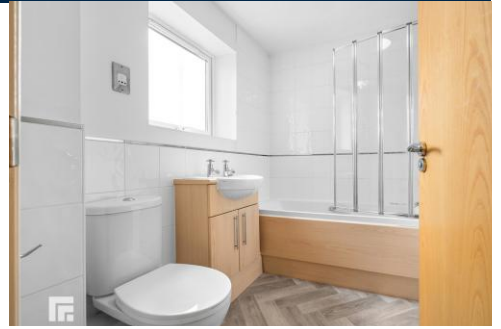
Allocated parking space and visitor parking.

#### TENURE

MGY are advised that the property is leasehold with a term of 125 years from 1st January 2007. Service charges of £1800 per annum, which includes building insurance, maintenance of internal and external communal areas, regular cleaning, refuse disposal, an allocated parking space, visitor parking and parking management. Ground Rent £250.

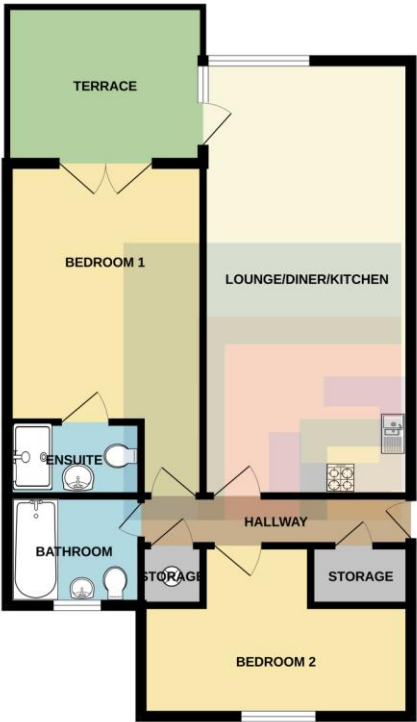


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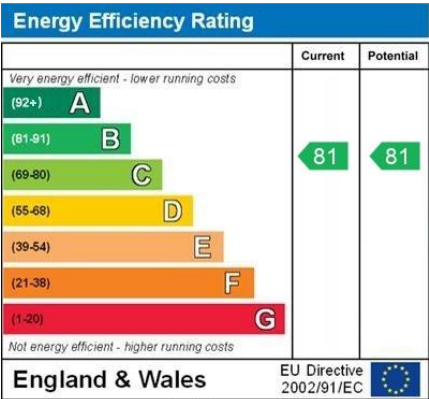


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GROUND FLOOR



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