



CLIVE HALL COURT
CLIVE ROAD
CANTON
CARDIFF CF5 1AS

ASKING PRICE OF
£239,950



TOP FLOOR APARTMENT



****IDEAL INVESTMENT OR FIRST TIME PURCHASE* NO CHAIN**** MGY are pleased to offer for sale this two bedroom, top floor apartment. A well presented two bedroom top 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 balcony, an allocated parking space, gas central heating and double glazing throughout. Viewing highly recommended.

TENURE: LEASEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 719 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE 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/KITCHEN/DINER

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

BEDROOM ONE

Double glazed uPVC window to rear aspect. Double bedroom. Integrated wardrobe. Carpeted flooring. Pendant light to ceiling. Radiator. Door to:

ENSUITE

Vanity wash hand basin with storage 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

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

BATHROOM

Double glazed obscure uPVC window to side. 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.

BALCONY

Balcony area, accessed from the lounge. Glass balustrades.

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 £2159.44 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.

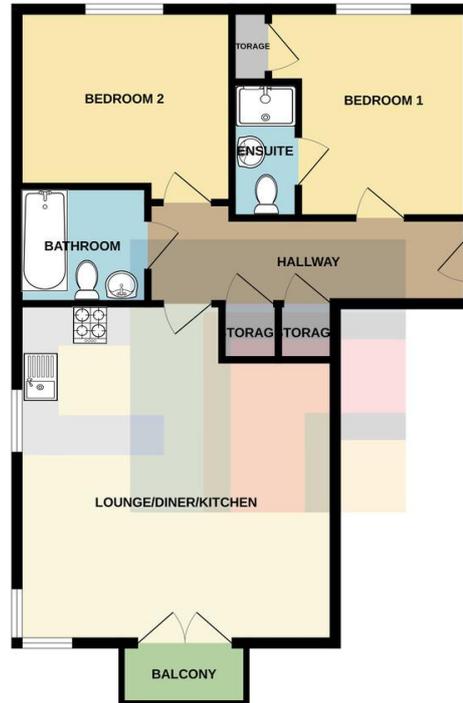


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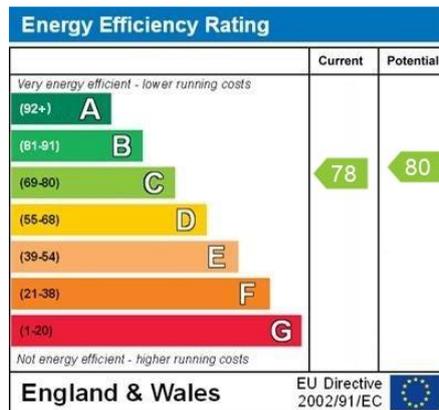


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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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. Made with Metropix ©2026



PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South Glamorgan, CF11 9HS



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