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[www.mr-homes.co.uk](http://www.mr-homes.co.uk)

**MR HOMES**  
SALES & LETTINGS



Clos Dewi Sant,  
Canton,  
Cardiff CF11 9EX

Guide Price £210,000  
Leasehold 126 Years Remaining



# 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



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  
TENURE: LEASEHOLD LONG LEASE 126 YEARS REMAINING.

**MR HOMES** are very pleased to Offer **FOR SALE** this Impressive 1st Floor Modern Apartment, comprising 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/>

EPC Rating =B.  
Council Tax Band = E.

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](http://mr-homes.co.uk)) or call the Branch and speak to a member of the Sales Team

FREE MORTGAGE ADVICE AVAILABLE ON YOUR REQUEST  
[WWW.MR-HOMES.CO.UK](http://WWW.MR-HOMES.CO.UK)



**Entrance Hallway - 4' 9" x 3' 3" (1.45m x 0.99m)**

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

**Hallway - 11' 7" x 3' 4" (3.53m x 1.02m)**

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 - 18' 3" x 12' 11" (5.56m x 3.93m)**

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 - 8' 1" x 6' 10" (2.46m x 2.08m)**

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 - 14' 3" x 10' 6" (4.34m x 3.20m)**

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

**Bedroom 2 - 10' 6" x 8' 1" (3.20m x 2.46m)**

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

**Bathroom Suite - 6' 11" x 5' 7" (2.11m x 1.70m)**

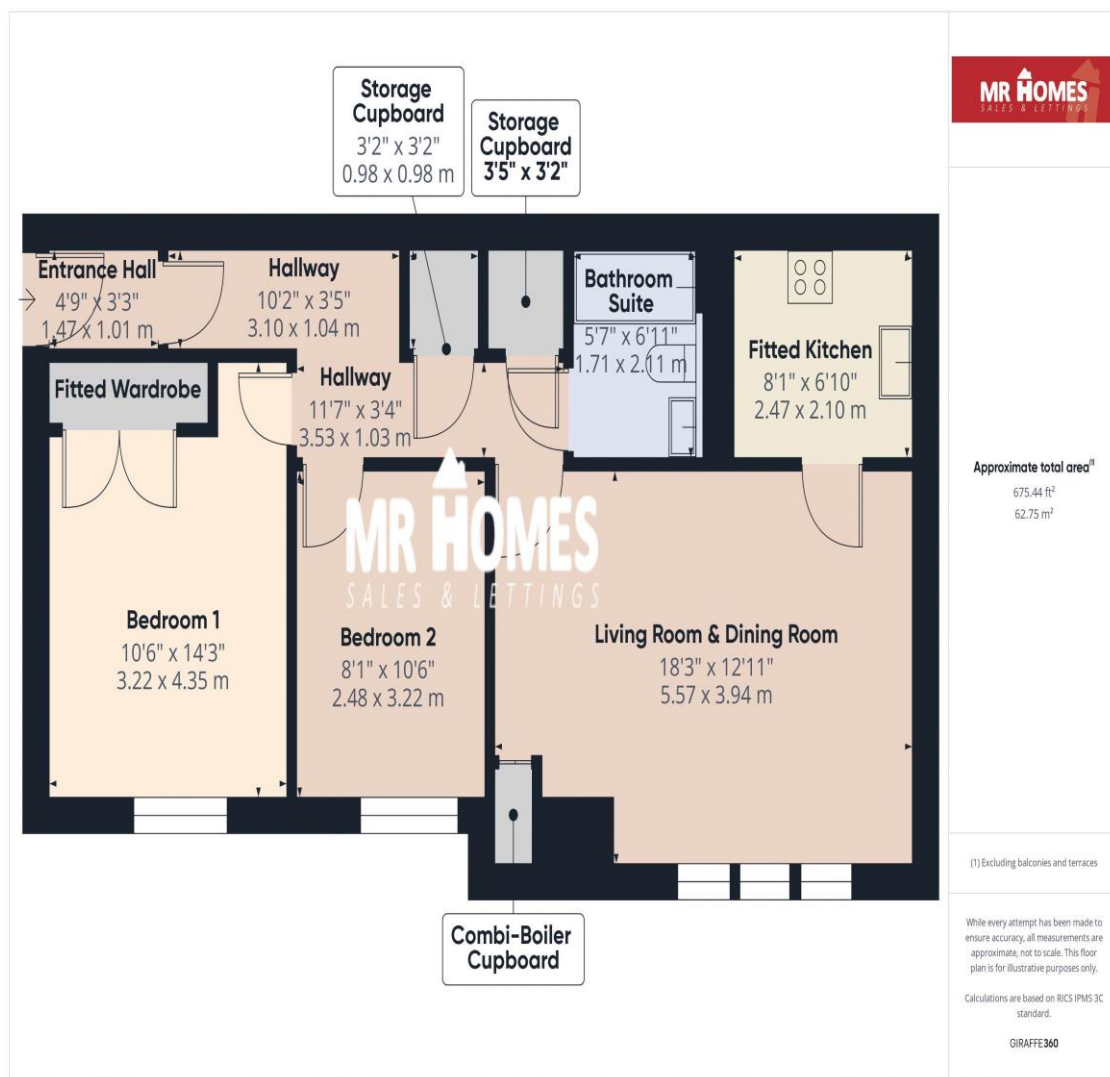
Laminate Flooring, 3 Piece White Matching Suite Panel Bath With Chrome Mixer Tap Over, Mixer Shower With Folding Glass Shower Screen, Pedestal Wash Hand Basin With Chrome Mixer Tap, Close Coupled W.c., Walls Are Tiled Around Bath, Sink and W.c., Wall Mounted Shaver Point, Bathroom Cabinet With Mirrored 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 Gardens to Rear**



**IMPORTANT:** we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. Prospective purchasers are to make their own enquiries and satisfy themselves as to the position regarding any planning consents and building regulation approvals. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.



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