



Clive Mews, Loftus Street, Canton, Cardiff. CF5 1HY

- NO CHAIN & VACANT POSSESSION
- 2 BEDROOMS
- GROUND FLOOR FLAT
- ALLOCATED PARKING SPACE
- PRIVATE STORAGE CUPBOARD
- COMMUNAL GARDENS
- GAS CENTRAL HEATING
- uPVC DOUBLE GLAZING
- GATED ACCESS DIRECT TO COWBRIDGE ROAD EAST
- LEASEHOLD: 61 FULL YEARS REMAINING (99 YEARS FROM 25/03/1989) - VENDORS WILL EXTEND LEASE FOR OFFERS IN THE REGION OF £155,000



PROPERTY DESCRIPTION

Presenting a charming and well-maintained ground floor flat in the heart of Canton, this 2-bedroom property offers a fantastic opportunity for first-time buyers or investors. Featuring gas central heating and uPVC double glazing, the flat ensures comfort and energy efficiency throughout. With a spacious reception room, a private storage cupboard, and allocated parking, this home delivers practical living in a sought-after location. The property benefits from secure gated pedestrian access directly onto Cowbridge Road East and is set within beautifully kept communal gardens. Offered with no chain and vacant possession, this leasehold flat has 61 full years remaining on the lease, with the vendors willing to extend for offers around £155,000 – making it a move-in ready choice in a vibrant community.

Canton is a lively and popular area known for its rich community spirit and convenient location. Residents enjoy access to a variety of shops, cafes, and local amenities, along with excellent transport links into Cardiff city centre and beyond. The area's friendly atmosphere and proximity to green spaces make it a favourite for both young professionals and families alike.

Step inside to find a comfortable reception room that welcomes natural light, creating an inviting space for relaxing or entertaining. The kitchen is efficiently designed and well-equipped for everyday use. Two good-sized bedrooms provide ample space for rest and storage, while the bathroom offers a clean and functional layout. Additional benefits include a private storage cupboard for added convenience and an allocated parking space, a prized feature in this bustling area.

This property blends comfort, convenience, and community, making it an excellent choice for those eager to enjoy all that Canton has to offer. Don't miss the chance to secure this delightful ground floor flat in a thriving neighbourhood.



ROOM DESCRIPTIONS

Communal Entrance

Accessed via Communal front door;
access to private storage cupboard;
access to communal Rear Garden

Entrance Hallway

3' 0" MIN x 10' 7" MAX (0.91m x 3.23m)
Accessed via timber front door with
obscured vision panel; carpeted;
intercom; fuse box; access to all rooms

Bathroom

5' 6" x 6' 7" (1.68m x 2.01m) Vinyl
flooring; partly tiled walls; radiator;
pedestal wash hand basin with separate
hot and cold water taps; WC; shower
cubicle with Triton electric shower,
plastic gates, grab handles and shower
curtain; storage cupboard; extractor fan

Kitchen / Living Area

11' 8" x 18' 8" (3.56m x 5.69m) Laminate
flooring to Kitchen area; fitted kitchen
with matching wall and base units with
worktops over and tiled splash backs;
Liebherr free-standing fridge/freezer;
integrated 4-ring gas hob; integrated
Indesit electric oven; Hotpoint washing
machine; obscured glazed screen to
Living Area; carpeted Living area;
radiator; cupboard housing gas central
heating combi boiler: Worcester; uPVC
DG window to rear

Bedroom 1

8' 5" x 10' 8" (2.57m x 3.25m) Carpeted;
radiator; uPVC DG window to rear

Bedroom 2

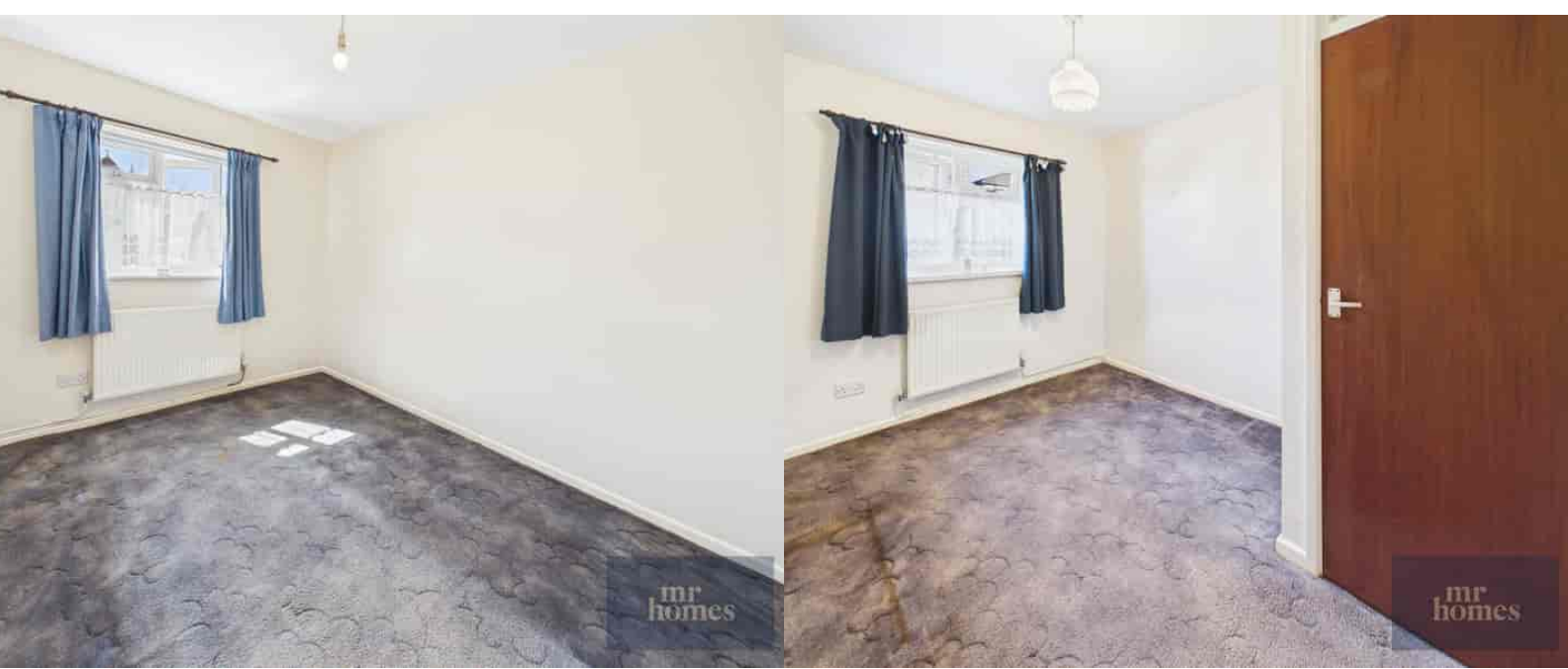
8' 6" MAX x 10' 7" MAX (2.59m x 3.23m)
Carpeted; radiator; uPVC DG window to
front

Communal Gardens

Shared space laid to lawn

Allocated Parking Space

Numbered/allocated parking space



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Allocated.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: FTTC.

Accessibility Types: None.

EPC Rating: C (74)

Annual Service Charge: £977.00

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

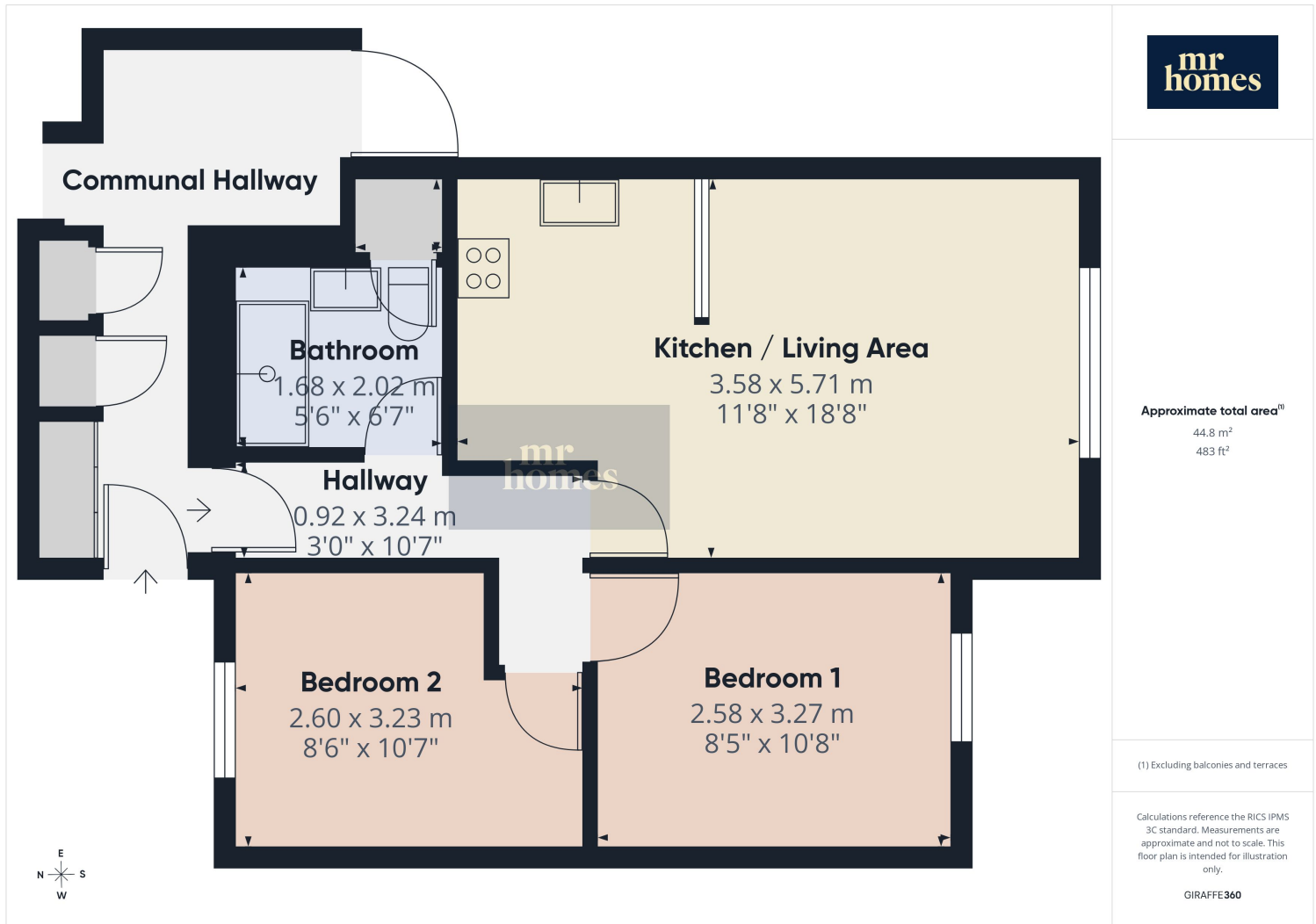
Mobile Signal

Please see Ofcom coverage checkers: 4G excellent data and voice, 5G excellent

Construction Type

Standard





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	74	76
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92+)	A		
(81-91)	B		
(69-80)	C	77	80
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	