



House - Terraced

**43 CLIVE ROAD,  
CANTON,  
CARDIFF, CF5  
1HG**

PCM

**£1,200**

#### FEATURES

- Available NOW!
- Large Garden
- Loft Conversion
- 2 Double Bedrooms
- 2 Living Rooms



# 2 Bedroom House - Terraced located in Cardiff

Maison are proud to offer this lovely two double bedroom property in the heart of Canton. The property also benefits from a fantastic loft conversion in addition to the two bedrooms.

To the ground floor there are two spacious reception rooms; modern kitchen with electric oven and gas hob leading to a good size garden with patio and lawn. To the first floor there are 2 double bedrooms; family bathroom with separate shower and bath; and leading from the landing is a large loft conversion - ideal as an office or play room.

In order to secure the property we would be grateful if you could provide a holding deposit payment of one week's rent. This will go in its entirety towards the first month's rent.

Please NOTE there is a Right to retention of the holding deposit for failing to enter a Occupational Contract should a contract holder choose not to enter a Occupational Contract, or fail to take reasonable steps to enter a Occupational Contract.

Call us on

0292 009 0700

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[www.maison.wales](http://www.maison.wales)

Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		58
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

