



Cathedral House Hamilton Street, Cardiff CF11 9FG

welcome to

Cathedral House Hamilton Street, Cardiff

Located in the heart of Pontcanna, this fourth floor apartment stands out from the rest. A stones throw away from the very popular Pontcanna High Street but also a short walk into Cardiff City centre, meaning this dwelling is ideal for commuters or anyone looking to ease into a city lifestyle.



Communal Entrance

Key access fob into communal foyer, door to car park and lift to all floors.

Entrance Hall

9' 9" max x 12' 9" max (2.97m max x 3.89m max)

L shape room. Door to bathroom, storage cupboard, main bedroom, second bedroom and lounge, inset light and intercom system. Radiator, utility cupboard with storage and space for washing machine.

Open-Plan Lounge/Dining/Kitchen

14' 4" max x 23' 8" max (4.37m max x 7.21m max)

Double glazed window to front and another to side - with partial views of Principality Stadium and roof tops, radiator, TV and electric point, wood effect flooring, breakfast bar, wall and base unit, 1 1/2 sink and drainer, integral oven, induction hob with extractor hood, integral microwave, dishwasher, fridge / freezer, extractor fan, spot lights and under unit lights.

Bedroom One

15' 3" max x 11' 6" max (4.65m max x 3.51m max)

Double glazed window to side, partial views of Principality Stadium and roof tops, door to en suite, inset light, TV and electric point and radiator.

En Suite

7' 7" max x 4' 9" max (2.31m max x 1.45m max)

Double shower cubical with rainfall shower head, WC, wash hand basin, heated towel rail, inset light, mostly tiled and fully tiled floor, extractor fan and mirrored wall with shelf.

Bedroom Two

12' 9" max x 9' 2" max (3.89m max x 2.79m max)

Double glazed window to side. Partial views of Principality Stadium and roof tops, radiator and TV and electric point.

Bathroom

7' 5" max x 5' 3" max (2.26m max x 1.60m max)

WC, wash hand basin, heated towel rail, extractor fan, bath with above shower head with central mixer tap,

mostly tiled with fully tiled floor, mirrored wall with shelf and inset lights.

Outside

Entered by remote control gate with allocated parking space, door to foyer.



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- Gas central heating
- Double glazed picture windows
- Superb size open plan living /dining room & kitchen
- Lift and stair access
- Allocated secured parking space

Tenure: Leasehold EPC Rating: C

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£335,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP106852 - 0010

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