



Cathedral House Hamilton Street, Cardiff CF11 9FG

welcome to

Cathedral House Hamilton Street, Cardiff

Stylish and spacious 2-bed, 2-bath fourth-floor apartment in Pontcanna. Approx. 1,250 sq ft with open-plan living, walk-in wardrobe, utility room, gated parking, and EWS1 compliance. No onward chain. Prime location near parks and city centre.



Entrance Hallway

14' Max x 7' 8" Max (4.27m Max x 2.34m Max)

Welcoming entrance hallway with engineered timber flooring throughout, providing access to all rooms. The space includes an video intercom system for secure entry and added convenience.

Cloakroom

5' 5" Max x 2' 5" Max (1.65m Max x 0.74m Max)

A practical cloakroom area offering useful storage space, complete with durable engineered timber flooring — ideal for keeping everyday essentials neatly tucked away.

Living, Dining, Kitchen Area

20' 8" Max x 21' 5" Max (6.30m Max x 6.53m Max)

A bright and spacious kitchen, fully equipped with high-quality appliances including a Bosch oven and microwave, Bosch electric grill, Indesit dishwasher, and a ceramic hob with extractor. The kitchen features sleek wall and base units, a sink with drainer, and partly tiled walls for a clean, modern finish.

Worktops are crafted from durable Sile stone quartz, offering both style and practicality. A separate island with a breakfast bar provides additional workspace and casual dining with under counter Fridge and Freezer.

A bright and spacious lounge featuring stylish engineered timber flooring, modern spotlights, and radiators. The room is equipped with TV and Internet connection points and boasts large double-glazed windows offering views over Cathedral Road, filling the space with natural light.

Utility Room

5' 6" Max x 6' 4" Max (1.68m Max x 1.93m Max)

A functional space featuring Karndean tiled flooring and partly tiled walls, plumbed for a washing machine and equipped with electric points. Wall-mounted units provide additional storage, making this area ideal for laundry and general household use.

Bedroom One

11' 3" Max x 10' 6" Max (3.43m Max x 3.20m Max)

The room is finished with stylish engineered timber flooring and benefits from a double-glazed side window, allowing for natural light while maintaining energy efficiency. It has a built-in walk-in wardrobe. Additional features include multiple electric sockets, TV and Internet connection points, and modern spotlights. The room also includes a radiator and offers direct access to a contemporary en suite bathroom.

En Suite

5' 9" Max x 7' 1" Max (1.75m Max x 2.16m Max)

Finished with elegant tiled flooring and partially tiled walls, this modern bathroom features a sleek WC, a contemporary hand wash basin, and a luxurious rainfall shower. Additional highlights include a heated towel rail for added comfort and integrated spotlights.

Bedroom Two

10' 6" Max x 16' 3" Max (3.20m Max x 4.95m Max)

A spacious double bedroom featuring a built-in wardrobe for convenient storage. engineered timber flooring and a double-glazed side window that provides natural light and insulation. Radiator, multiple electric sockets, and an Internet connection point

Bathroom

8' 1" Max x 7' 1" Max (2.46m Max x 2.16m Max)

This stylish bathroom is finished with tiled flooring and partially tiled walls, creating a clean and contemporary look. It features a WC, a modern hand wash basin, and a full-size bath with a shower head. Additional amenities include a heated towel rail, a shaving point, and integrated lighting for a bright and welcoming atmosphere.

Private Allocated Parking

The property benefits from a private, gated allocated parking space, offering secure and convenient off-street parking exclusively for residents.



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welcome to

Cathedral House Hamilton Street, Cardiff

- Contemporary and spacious apartment boasting approx. 1,250 sq ft / 116 sq m of stylish interior.
- Exclusive gated parking space included
- Share of freehold with no ground rent under a 999-year lease.
- Immaculately maintained fourth-floor apartment in a desirable modern block with both lift and stair access.
- High-quality Sile stone quartz worktops offering elegance and practicality

Tenure: Leasehold EPC Rating: B

Council Tax Band: F Service Charge: Ask Agent

Ground Rent: Ask Agent

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.

offers over

£350,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107876 - 0010

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