



Hamilton Street, Cardiff CF11 9BP

welcome to

Hamilton Street, Cardiff

Spacious three-bedroom period home on sought-after Hamilton Street, Pontcanna. Just moments from cafés, shops and bars, with easy access to Cardiff City Centre. Features a sunny south-facing garden - ideal for summer living.



Entrance Hall

Tiled floor, gas radiator, access to all downstairs rooms, stairs to upper floor

Lounge

12' 8" max x 14' 6" max (3.86m max x 4.42m max)
Wood flooring, gas radiator, fireplace, single glazed bay windows to front, three double plug sockets

Reception Room

12' 7" max x 11' 1" max (3.84m max x 3.38m max)
Wood flooring, fireplace, doors to garden, gas radiator, two double plug sockets

Kitchen / Diner

27' 5" max x 10' 5" max (8.36m max x 3.17m max)
Integrated gas hob, extractor fan, oven and grill, wall and base units, dishwasher, sink and drying area, three double plug sockets & two single plug sockets, spot lights, wine rack, tiled flooring, patio doors to garden, two single glazed windows to side of property, one gas radiator, understairs storage, tiled wall

Bedroom One

17' 2" max x 14' 8" max (5.23m max x 4.47m max)
Wood flooring two gas radiators, fireplace, three double plug sockets, single glazed bay windows and window to front of property.

Bedroom Two

11' 9" max x 11' 2" max (3.58m max x 3.40m max)
Gas radiator, carpeted floor, two double plug sockets, single glazed window to rear.

Bedroom Three

10' 4" max x 10' 7" max (3.15m max x 3.23m max)
Carpeted, single glazed window to rear of property, storage cupboard with boiler, gas radiator, two double plug sockets.

Bathroom One

7' 3" max x 7' 3" max (2.21m max x 2.21m max)
Tiled floor and walls, heated towel rail, free standing bathtub, wc, handwash basin, extractor fan, single glazed frosted window to side.

Bathroom Two

7' 5" max x 7' 2" max (2.26m max x 2.18m max)
Walk in shower, wc, handwash basin, heater towel rail, two frosted single glazed window to side of property, tiled floor and walls.



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welcome to

Hamilton Street, Cardiff

- Traditional Three double bedroom period property
- South facing garden
- Spacious fitted kitchen & diner
- Two reception rooms
- No Chain!

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£520,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
CRP107835 - 0019

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