









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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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

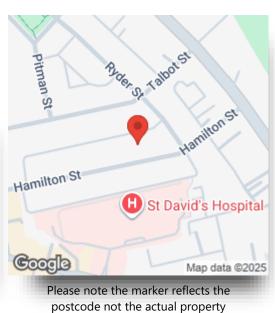
Council Tax Band: F

£520,000









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Property Ref: CRP107835 - 0019 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



allen & harris

029 2022 5700



Pontcanna@allenandharris.co.uk



209 Cathedral Road, Pontcanna, CARDIFF, South Glamorgan, CF11 9PN



allenandharris.co.uk

Allen & Harris is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.