



Hamilton Street

| Pontcanna | CF11 9BQ

Hern and Crabtree

HAMILTON STREET

Guide Price £600,000



An elegant period property situated in a very sought after road in Pontcanna.

This light and spacious family home offers a wealth of character and traditional features throughout and viewings of this lovely bay fronted property come highly recommended to fully appreciate the accommodation on offer.

Occupying an enviable position on rarely available Hamilton Street & situated minutes away from the bustling Artisan Cafes, Coffee Shops & Delis' on offer in the ever desirable location of Pontcanna.

Offering a generous amount of living space this much loved home offers substantial accommodation for all of the family. and providing versatile space to suit most families.

The property additionally comes with a detached garage with rear lane access and a really lovely garden.

Entrance

The property is entered through a storm porch to the front with tiled sidings. Traditional wooden front door with etched glass glazed panels and window above.

Reception Hall

A traditional reception hall with staircase rising to the first floor with newel posts and spindles and understairs recess. Coving to the ceiling. Cornicing to the ceiling. Dado rail. Radiator. Oak flooring. Meter cupboard. Doors lead to the living room and dining room.

Living room

15'5" max x 12'10" max
A beautifully presented, light and spacious principle reception room. Double glazed bay window to the front elevation. Smooth plastered ceiling. Coving to the ceiling. Dado rail.

Radiator. Feature inset fireplace. Open plan to:

Dining room

11'9" max x 11'5" max
A light room, perfect for entertaining. Double glazed window to the rear elevation with aspect to the garden. Feature oak flooring. Radiator. Smooth plastered ceiling. Coving to the ceiling. Door to the hall.

Kitchen/ breakfast room

20'9" x 10'2"
A contemporary style open plan kitchen/ breakfast room with double glazed windows to the rear and side elevations. Double glazed door to the side elevation giving access to the garden. Kitchen is fitted with a good range of matching wall and base units with cupboards and drawers with white doors and complementary wood effect surfaces over. Walls are part tiled. Inset

stainless steel sink drainer unit with mixer tap. Integrated electric oven and electric hob with cooker hood over. Space for fridge freezer. Plumbing for dishwasher. Space for table and chairs. Feature herringbone style luxury flooring. Smooth plastered ceiling. Built in storage cupboard to alcove. Breakfast bar style unit with space for stools. Radiator. Worcester combination boiler. Door to:

Utility room/ WC

6'10" x 4'11"
A useful room fitted with a utility unit comprising stainless steel sink drainer unit with mixer tap, plumbing for washing machine and drawers with matching work surface over. Walls are part tiled. Close coupled WC. Obscure glazed window to the side elevation. Smooth plastered ceiling. Extractor. Radiator.

Landing

A split level landing. Access to the loft space. Doors to all bedrooms and bathroom. Traditional linen cupboard. Radiator.

Bedroom one

17'2" max x 15'6" max
A light and spacious principle bedroom with double glazed bay window and additional double glazed window to the front elevation. Smooth plastered ceiling. Picture rail. Radiator. Power points.

Bedroom two

11'10" x 11'4" max
A well presented second double bedroom. Double glazed window to the rear elevation with aspect to the garden. Smooth plastered ceiling. Radiator.

Bedroom three

13'3" max x 9'11" max
A lovely, third double bedroom with double glazed windows to the rear and side elevations. Smooth plastered ceiling. A range of fitted wardrobes. Stripped wooden flooring. Radiator.

Bathroom

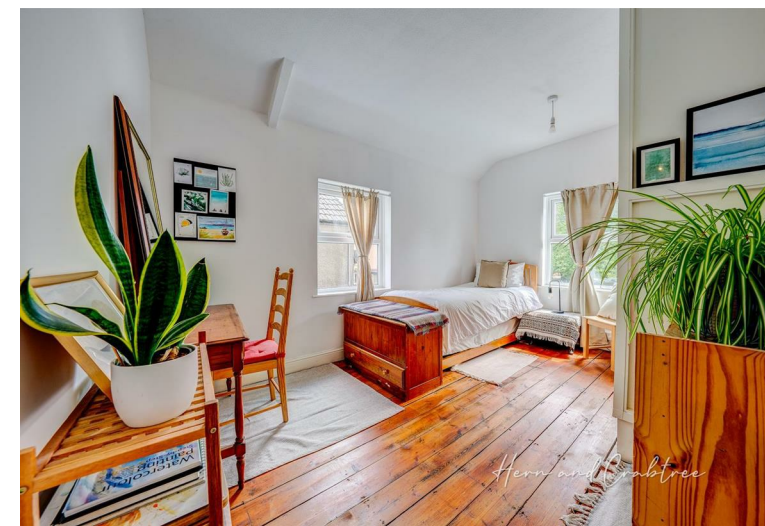
A contemporary style three piece suite in white comprising: panelled bath with mains pressure shower over and curtain rail, wash hand basin set into vanity unit and close coupled WC. Walls are part tiled. Feature flooring. Smooth plastered ceiling. Two double glazed windows.

Outside front

To the front of the property is a fore court garden with flower bed and dwarf brick walling. Pedestrian access to the front of the property.

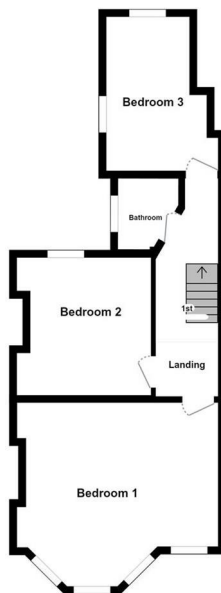
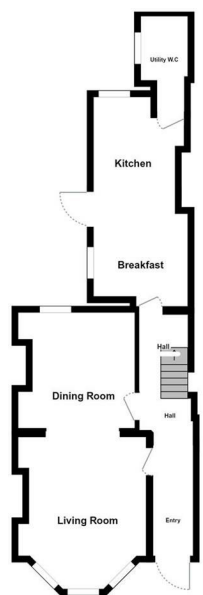
Outside rear

The rear garden is of good size and offers a lovely enclosed garden laid partly to lawn, part paved with a generous side return and flower borders. There is also a detached garage to the rear of the plot with pedestrian door to the garden and garage door to the rear lane. Outside lighting.



Call Hern & Crabtree to arrange a viewing on **02920 228135**

<https://www.hern-crabtree.co.uk>



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
		79
	62	

England & Wales EU Directive 2002/91/EC



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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.