



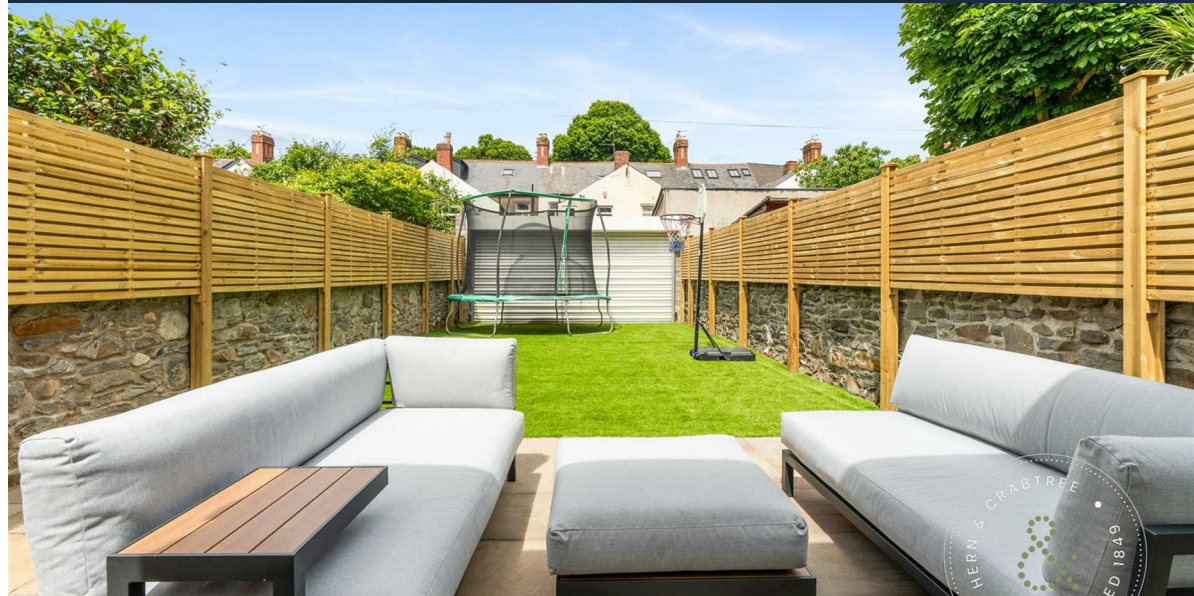
Hamilton Street

| Pontcanna | Cardiff | CF11 9BQ



HAMILTON STREET

Guide Price £725,000



An elegant mid-terrace townhouse located on the popular Hamilton Street! Rarely available on the market this stunning family home offers a perfect balance of traditional features and modern conveniences. Located in the heart of Pontcanna, this property offers the perfect blend of city living and suburban tranquillity. The vibrant atmosphere of the city is just a stone's throw away, while the peaceful neighbourhood provides a retreat from the hustle and bustle.

This property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your family. With five bedrooms spread across the house, there's plenty of space for everyone to have their own sanctuary.

This much loved home has been much improved by the current owner and in brief comprises of: Entrance hall, living room, sitting room, kitchen/diner, cloakroom, utility cupboard and an enclosed rear garden completes the ground floor. The first floor hosts three bedrooms and a family bathroom. A further two bedrooms occupy the second floor along with a shower room.

For further information please contact the Hern and Crabtree Pontcanna office.

Front

Front forecourt garden. Stone wall to the front elevation with wrought iron railings and gate.

Storm Porch

Tiled flooring.

Entrance Hall

Enter via a traditional wooden door to the front elevation with etched and stained glass window over and either side. Traditional style tiled flooring. Stairs rise up to the first floor. Period cornicing. Ceiling arch detail. Radiator. Door leading to the cloakroom. Understairs storage cupboard.

Living Room

14'10" max x 11'7" max
Traditional wooden double glazed sash bay windows to the front elevation with fitted plantation shutters. Coved ceiling. Ceiling rose. Picture rail. Fitted shelving and storage into alcoves. Cast iron wood burning stove with slate hearth. Stripped wooden flooring. Radiator.

Sitting Room

9'11" max x 12'2" max
Double glazed French doors leading to the rear garden. Coved ceiling. Ceiling rose. Picture rail. Fitted shelving Cast iron wood burning stove with slate hearth. Stripped wooden flooring. Radiator.

Kitchen/Dining Room

31'4" max x 9'11" max
Double glazed windows to the rear elevation. Double glazed door leading to the side elevation. Double glazed bi-folding doors leading to the garden. Wall and base units with complimentary granite worktops over. Twin ceramic Belfast sink with spray mixer tap and waste disposal. Integrated full length dishwasher. Space for Range cooker with tiled splashback and cooker hood over. Integrated fridge freezer. Space for further fridge freezer. Breakfast bar. Wood laminate flooring. Vertical radiator.

Utility Cupboard

Plumbing for washing machine. Fitted shelving. Power. Light.

Cloakroom

W/C and wash hand basin. Radiator. Tiled flooring. Part tiled walls.

Landing

Stairs rise up from the entrance hall. Central carpet runner to the stairs. Wooden handrail and spindles. Wooden bannister. Stairs rising up to the second floor. Loft access hatch to the rear loft. Laundry cupboard offering space for condenser tumble dryer. Two radiators.

Bedroom One

16'0" max x 14'11" max
Bay and a half double glazed wooden sash windows to the front elevation with fitted plantation shutters. Coved ceiling. Ceiling rose. Fitted wardrobes. Picture rail. Feature cast iron fireplace. Two radiators.

Bedroom Two

10'0" max x 12'1" max
Double glazed wooden sash windows to the rear elevation. Radiator. Feature cast iron fireplace.

Bedroom Three

10'4" max x 10'6" max
Double glazed wooden sash windows to the rear elevation with fitted plantation shutters. Radiator.

Bathroom

6'11" max x 11'11" max
Double glazed obscure sash window to the side elevation. W/C and wash hand basin. Bath with central mixer and glass splashback screen. Corner shower quadrant with plumbed shower. Heated towel rail. Part tiled walls. Tiled flooring. Spotlights. Extractor fan. Shaver point.

Second Floor Landing

Double glazed skylight window to the rear elevation. Stairs rise up from the first floor landing. Dog leg staircase. Wooden handrail. Bannister. Loft access hatch. Built-in storage cupboard.

Bedroom Four

10'2" max x 12'1" max
Double glazed wooden sash windows to the front elevation. Radiators. Feature cast iron fireplace. Fitted shelving.

Bedroom Five

10'0" max x 12'2" max
Double glazed wooden sash windows to the rear elevation. Radiators. Feature cast iron fireplace. Fitted shelving.

Shower Room

5'5" max x 9'7" max
W/C and wash hand basin. Heated towel rail. Fitted shower quadrant with plumbed shower. Part tiled walls. Tiled flooring. Extractor fan. Spotlights.

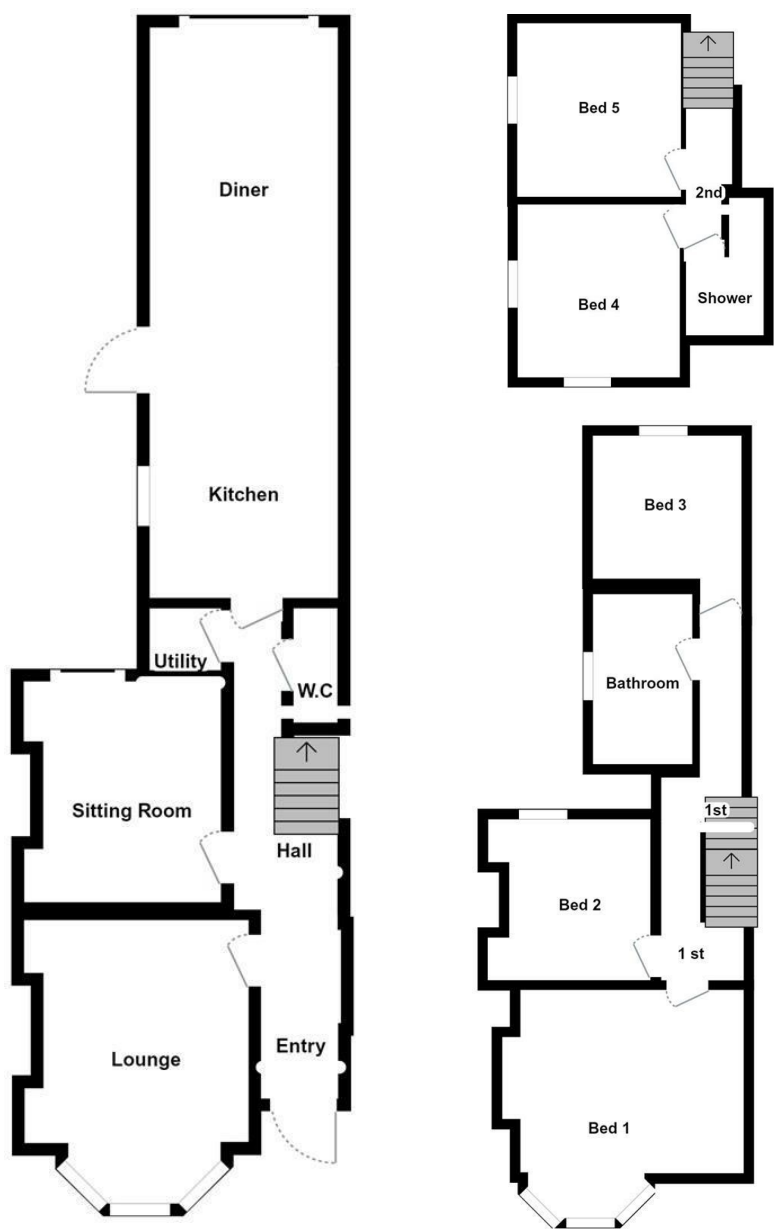
Garden

Enclosed rear garden. Landscaped

with paved patio. Astro turf lawn. Rear lane access via electric shutter doors offering off-street parking. Side return with planning permission to extend. Outside light. Outside power point. Outside cold water tap. Timber frame storage.



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



Energy Efficiency Rating

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		
		76
	65	

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.