

# Hamilton Street

PONTCANNA, CF11 9BQ

£285,000

Hern &  
Crabtree



# Hamilton Street

A spacious, ground floor apartment situated on a well regarded road in Pontcanna, Cardiff. Offered for sale with no onward chain!

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.

The apartment is both light and spacious and includes a nice enclosed garden to the rear. In brief, the accommodation comprises: communal entrance hall, inner hall, bay fronted lounge/ dining room, kitchen/ breakfast room, two double bedrooms and bathroom.



## sq ft

### Communal entrance hall

The property is entered through the communal hallway with traditional tiled flooring and doors give access to the ground floor and first floor apartment. Security entrance system.

### Inner hall

Telephone entrance system. Doors give access to the lounge/ dining room, master bedroom and access to the kitchen/ breakfast room.

### Lounge/ dining room

14'11" into bay x 13' max

A light and spacious room with bay to the front elevation with sash windows. Radiator. Smooth plastered ceiling. Power points.

### Kitchen/ breakfast room

A range of matching wall and base units with cupboards and drawers with complementary work surfaces over. Stainless steel sink drainer unit. Plumbing for washing machine. Space for fridge freezer. Space for cooker. Breakfast bar style unit. Walls are part tiled. Smooth plastered ceiling. Double glazed window to the side elevation. Access to:

### Lobby

Double glazed door to the side elevation giving access to the enclosed, low maintenance garden. Door to the second bedroom and bathroom. Wall mounted gas combination boiler Fitted worktop. Wood effect laminate flooring.

### Bedroom one

12'1" x 11'3"

Double glazed window to the rear elevation. Smooth plastered ceiling. Radiator. Power points.

### Bedroom two

10'3" x 7'3"

Situated to the rear of the property and with double glazed window to the rear with aspect to the garden. Panelled radiator. Smooth plastered ceiling. Power points.

### Bathroom

A three piece suite comprising: panelled bath with mains pressure shower, pedestal wash hand basin and close coupled WC. Walls are part tiled. Radiator. Extractor fan. Wood effect laminate flooring.

### Rear garden

The rear garden is of good size and enclosed. Laid mainly to chippings with a tiled patio area. Rear lane pedestrian access. Stone walling.

### Additional information

Lease length - 167 years from 2022 (165 years remaining)

Service charge - £319 per annum



Good old-fashioned service with a modern way of thinking.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	68	76
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

