



Hamilton Street

| | Cardiff | CF11 9BQ



HAMILTON STREET

Guide Price £200,000

A superb first-floor apartment finished to a high standard well placed in an excellent location at the top of Hamilton Street, Pontcanna. This is one of four stylish apartments that have been renovated and the apartment benefits from a bay fronted living room that boasts a lovely outlook over a popular leafy tree-lined street. Accommodation includes a modern fitted kitchen, bathroom with sunken bath, a bedroom and the aforementioned bay-fronted living/ dining room. The property is perfectly placed for easy access to the City Centre, Canton, Pontcanna and Parks, with early viewing highly recommended.



Hall
Enter via a wooden door. Wooden laminate flooring. Radiators. Fitted storage cupboard with plumbing for washing machine and fitted shelving.

Kitchen
8'7" max x 7'8" max
Double glazed window to the front elevation. Wall and base units with worktops over. Stainless steel one bowl sink and drainer with mixer tap. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven and grill. Space for fridge freezer. Integrated dishwasher. Concealed electric boiler. Tiled flooring.

Living Room
14'2" max x 12'11" max
Double glazed bay window to the front elevation. Two radiators. Fitted electric fire with marble hearth and wooden surround. Wooden laminate flooring. Intercom phone.

Bedroom
12'9" max x 10'9" max
Double glazed window to the rear elevation. Two radiators.

Bathroom
11'8" max x 4'7" max
W/C and wash hand basin. Bath with mixer tap and rainfall shower head over. Fitted vanity cupboards. Light up mirror. Heated towel rail. Tiled flooring. Tiled walls. Extractor fan. Underfloor heating.

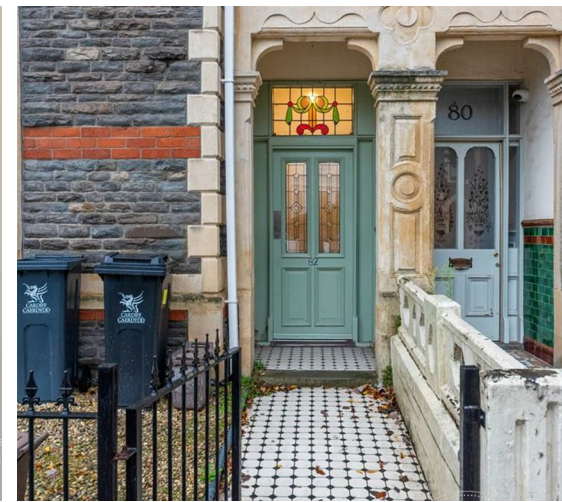
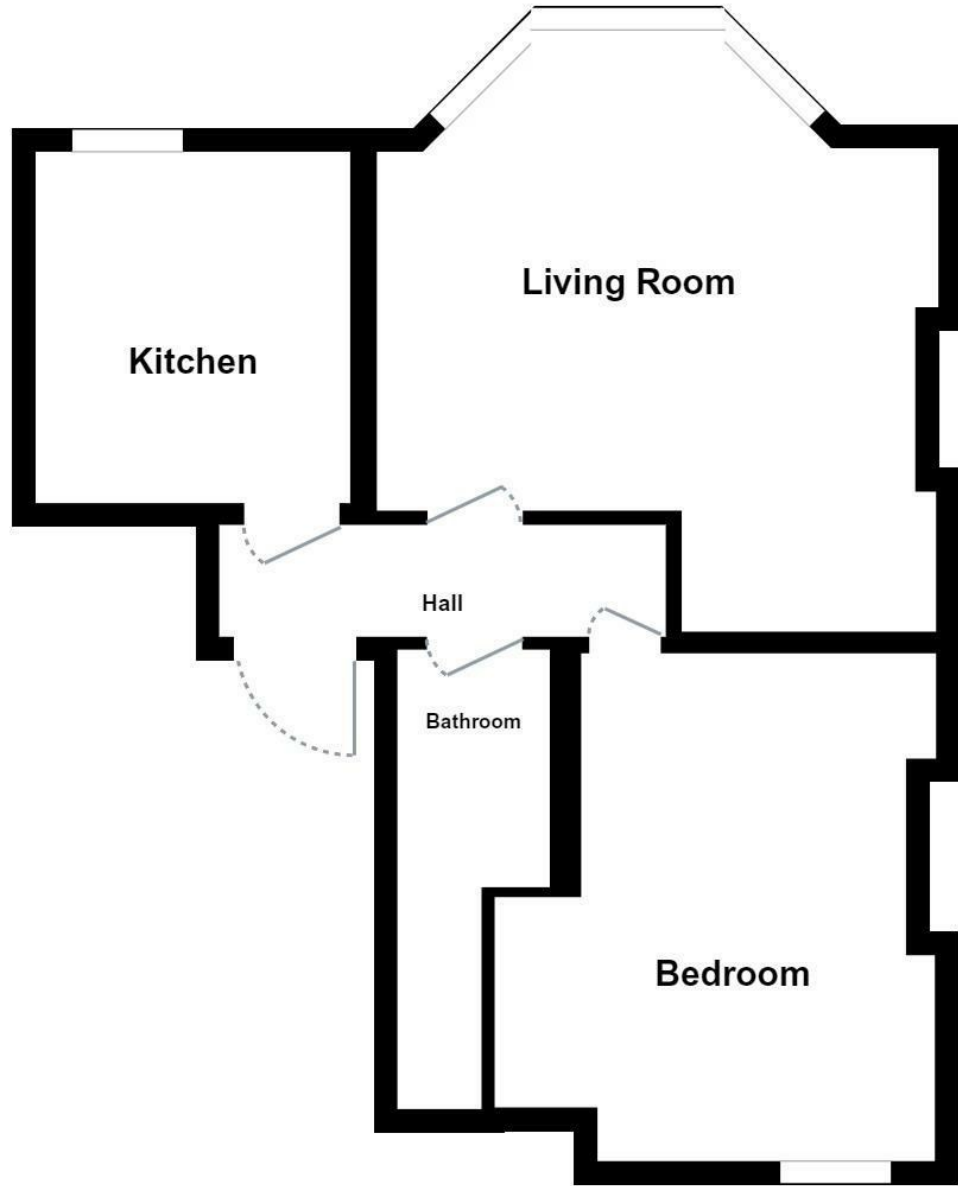
Tenure
Share of Freehold -
136 year lease

Additional Information
Ground Rent £0
- Each apartment are responsible for a quarter of any repairs
- £350 per annum buildings insurance
- £200 per annum communal electric



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		

England & Wales EU Directive 2002/91/EC



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



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.