

Hamilton Street

Pontcanna, Cardiff CF11 9BQ

- 360 VR TOUR & 3D FLOOR PLAN - <https://hern-and-crabtree-ltd.vr-360-tour.com/e/vN4BePkD848/e>
- EPC - D
- Stunning Victorian Townhouse
- Substantial Accommodation
- Spread Over Three Floors
- Five Double Bedrooms
- Gorgeous Kitchen/Dining Room
- Bathroom & Ensuite Shower Room

Guide price £625,000

www.hern-crabtree.co.uk



Hidden behind the handsome Victorian-Gothic exterior of this period bay-fronted townhouse lies a voluminous amount of living space, spread over three floors & offering the perfect blend of charming period features, stylish fittings and a 'high specification' finish throughout.

This stunning family home has been lovingly upgraded by the current owners and offers ground floor accommodation comprising the classy entrance hall with original tiled floor, elegant bay fronted lounge with double-doors opening to the sitting room, spacious kitchen/dining room with integral 'Neff' appliances, utility room and ground-floor W.C.

The upper floors offer the bay-fronted master bedroom, currently used as a second living room, luxurious bathroom suite including a roll-top bath and walk-in shower, separate W.C and four further double bedrooms (bedroom three offers en-suite shower room).

Outside, the beautiful, landscaped 'Mediterranean' inspired garden offers a substantial amount of outdoor living space including the built-in outdoor seating area, perfect for those summer evening barbecues.

Call Hern & Crabtree, Pontcanna for more information.

Front Garden & Storm Porch

Front garden enclosed by dwarf wall with wrought-iron fencing and gate. Laid to patio with quarry tiled path to storm porch.

Entrance Hallway

Accessed via obscured glazed front door opening to hallway. Original cornicing and geometric tiled floor, dado rail, radiator and stairs rising to first floor split-level landing. Door to reception rooms and kitchen/dining room.

Living Room 15'9 into bay x 12'8 max (4.80m into bay x 3.86m max)

Double glazed sash bay window to front, original cornicing and picture rail, radiator, power points and elegant fireplace with tiled surround, mantle and hearth. Glass panelled double-doors opening to sitting room.

Sitting Room 12' max x 10'8 (3.66m max x 3.25m)

Double glazed window to rear, original cornicing and picture rail, radiator and power points.

Kitchen/Dining Room 26'8 x 10'7 (8.13m x 3.23m)

The fitted kitchen offers a range of wall cupboards and base units with ample worktop space and ceramic sink unit with mixer tap and drainer. Integrated 'NEFF' fridge freezer and dishwasher, wall mounted cooker extractor hood and space for 'Rangemaster' cooker. Tiled splash backs, power points and cupboard housing 'Worcester-Bosch' gas boiler. Quarry tiled floor, two radiators, built-in cupboard and space for family dining table and chairs. Door



to rear garden and double glazed windows to side and rear. Door to utility room.

Utility Room 8'5 x 4' (2.57m x 1.22m)

Fitted base units with complementing worktop over and stainless steel sink unit with mixer tap. Power points, double glazed window to rear and plumbed for washing machine and tumble drier. Door to W.C.

W.C

Comprising a low level W.C and double glazed window to rear.

First Floor Landing

Split level landing with dado rail, power points and access hatch with pull-down ladder leading to fully-boarded loft space with power points. Doors to bedrooms, bathroom and W.C.

Bedroom One 16'6 into bay x 17'1 max (5.03m into bay x 5.21m max)

Double glazed sash bay window to front with second double glazed sash window alongside. Original cornicing and picture rail, two radiators, power points, exposed wood floorboards, bespoke fitted-wardrobe and cast-iron fireplace with mantle and hearth.

Bedroom Two 12' x 10'8 (3.66m x 3.25m)

Double glazed window to rear, coved ceiling, picture rail, radiator and power points.

Bedroom Three 17'6 inc recess x 11'5 (5.33m inc recess x 3.48m)

Double glazed window to rear, coved ceiling, radiator, power points and cast-iron feature fireplace with mantle and hearth. Door to en-suite shower room.

En-suite Shower Room

Fully tiled suite comprising a low-level W.C, wall mounted wash hand basin with mixer tap and walk-in shower unit. Chrome heated towel rail, shaver-point, sunken ceiling spotlights and obscured double glazed window to side.

Bathroom

Fully tiled suite comprising a roll-top bathtub with central mixer-tap and shower fitting, pedestal wash hand basin with mixer tap

and 'Matki' shower unit with dual-head shower fitting. Chrome heated towel rail, sunken ceiling spotlights, three wall-mounted cupboards and obscured double glazed window to side.

W.C

Fully tiled walls and floor with low-level W.C, radiator, sunken ceiling spotlights and obscured double glazed window to side.

Second Floor Landing

Split level landing with double glazed window to rear, dado rail and access hatch to fully-insulated loft. Doors to bedrooms.

Bedroom Four 17'7 x 12'10 (5.36m x 3.91m)

Double glazed window to front, fitted floor to ceiling book shelves, dado rail, radiator and power points.

Bedroom Five 12'6 x 9'10 (3.81m x 3.00m)

Double glazed window to rear, radiator and power points.

Rear Garden

The beautifully landscaped 'Mediterranean' inspired rear garden offers a substantial amount of outdoor living space. Enclosed via white-painted walls, this wonderful space is laid mainly with decorative stone chippings, raised flower beds offering a range of continental plants, flowers and shrubs. Slate paving leading to the rear gate and built-in outdoor seating area, perfect for those friendly get-togethers and summer evening barbecues. Bespoke shed

