

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

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HAMILTON STREET  
PONTCANNA



# HAMILTON STREET

PONTCANNA, CF11 9BP - £550,000

A stylish and comprehensively refurbished three bedroom end of terrace located on the corner of Hamilton Street and Ryder Street. The accommodation is set over three floors and briefly comprises; entrance hall, bay fronted lounge with wood burning stove, dining room and kitchen diner to the ground floor. To the lower ground floor is a utility area, basement storage and cloakroom WC. To the upper floors are three good size bedrooms, en-suite shower room and feature bath to the master bedroom. There is also a family shower room and loft room/office with a guest WC to the top floor. The property further benefits a generous size garden and detached garage which could suit a variety of uses (subject to planning and various consents). Chain Free.

 3 bedroom(s)  2 bathroom(s)  1630.00 sq ft

## HALL

## LOUNGE

4.83m x 4.42m (15'10" x 14'6")

## DINING AREA

3.91m x 3.91m (12'10" x 12'10")

## KITCHEN/DINER

5.77m x 3.30m (18'11" x 10'10")

## BASEMENT ROOM

4.78m x 3.58m (15'8" x 11'9")

## CLOAKROOM WC

## BASEMENT ROOM/UTILITY AREA

3.58m x 4.19m (11'9" x 13'9")

## BEDROOM ONE

6.15m x 3.89m (20'2" x 12'9")

## EN-SUITE

## BEDROOM TWO

3.86m x 3.10m (12'8" x 10'2")

## BEDROOM THREE

3.18m x 2.36m (10'5" x 7'9")

## BATHROOM

## BEDROOM FOUR

3.86m x 2.01m (12'8" x 6'7")


## GUEST WC

## GARDEN

## DETACHED GARAGE

6.81m x 4.50m (22'4" x 14'9")



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>		
(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 

## Hamilton St, Pontcanna, CRF

Main Building: Total Interior Area 1300.13 sq ft



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.