STYLISH SALES & LETTINGS



HAMILTON STREET

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# **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.



= 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)

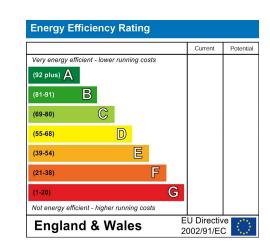


















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## Hamilton St, Pontcanna, CRF

Main Building: Total Interior Area 1300.13 sq ft



