



**JeffreyRoss Draft
Description and
photos for approval.**

JR

Ground Floor, 5 Hamilton Street, Pontcanna, Cardiff, CF11 9BP
Guide Price £280,000

A beautifully fully refurbished two bedroom ground floor apartment with it's own private garden. Situated on the popular Hamilton Street, this flat provides easy access to all the amenities Cardiff has to offer. A short walk into the city centre, an abundance of local coffee houses, eateries, boutiques & parks.

The accommodation in brief comprises of: Hall, an open plan kitchen/lounge/diner which leads to a low maintenance garden, 2 bedrooms, and bathroom.

Living Room
3.30m x 5.56m (10'10 x 18'3)

Kitchen
3.30m x 2.67m (10'10 x 8'9)

Bedroom 2
3.40m x 2.72m (11'2 x 8'11)

Bathroom
2.67m x 1.65m (8'9 x 5'5)

Master Bedroom
3.94m x 4.42m (12'11 x 14'6)

Entrance Foyer

Hallway

Garden



