



HAMILTON STREET

PONTCANNA





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PONTCANNA, CF11 9BQ - £725,000



4 bedroom(s)



2 bathroom(s)



1503.00 sq ft

Jeffrey Ross are proud to present this exquisite 4 bedroom Victorian house on Hamilton Street, that offers a perfect blend of classic elegance and modern convenience. With its tasteful modernisation throughout, this property has been thoughtfully extended to provide ample space for families, or those seeking extra space.

The heart of the home is undoubtedly the modern extended kitchen dining space , which boasts contemporary fittings and fixtures. The property benefits from a further two immaculately presented reception rooms, and additional garden room which was installed recently. The property boasts four double bedrooms, one with en-suite.

Situated in the desirable neighbourhood of Pontcanna, residents can enjoy a vibrant community with an array of local amenities, including cafes, shops, and parks, all within easy reach. This location is not only convenient for daily living but also offers a delightful lifestyle in one of Cardiff's most sought-after areas.

In summary, this beautifully extended Victorian house on Hamilton Street is a rare find, combining spacious living with modern comforts in a prime location.

PROPERTY SPECIALIST

Mrs Ruby Ledley

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Valuer





Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	69	
(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 	

















HALLWAY

LOUNGE

3.68m x 4.09m (12'1 x 13'5)

RECEPTION ROOM

3.10m x 3.78m (10'2 x 12'5)

KITCHEN DINER

4.85m x 5.84m (15'11 x 19'2)

WC

GARDEN ROOM

BEDROOM 1

5.21m x 3.91m (17'1 x 12'10)

EN-SUITE

1.19m x 2.01m (3'11 x 6'7)

BEDROOM 2

3.38m x 3.71m (11'1 x 12'2)

BEDROOM 3

2.11m x 3.30m (6'11 x 10'10)

BEDROOM 4

3.10m x 2.41m (10'2 x 7'11)

BATHROOM

2.11m x 2.21m (6'11 x 7'3)

GARDEN

A low maintenance paved garden, with the addition of a spectacular Garden Room, with electric & heating.

TENURE

This property is being sold as Freehold. This is to be confirmed by your legal representative.

COUNCIL TAX

BAND F

EPC

RATING C

SCHOOL CATCHMENT

My English medium primary catchment area is Severn Primary School (year 2024-25)

My English medium secondary catchment area is Fitzalan High School (year 2024-25)

My Welsh medium primary catchment area is Ysgol Pwll Coch (year 2024-25)

My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

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A rare opportunity to purchase a fully refurbished and extended Victorian house on Hamilton Street.

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Comments by Mrs Ruby Ledley

57, Hamilton Street, Pontcanna, CF11 9BQ



Total Area: 1503 ft² ... 139.7 m²

All measurements are approximate and for display purposes only

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