

Hamilton Street

CARDIFF, CF11 9BP

GUIDE PRICE £635,000

**Hern &
Crabtree**



Hamilton Street

NO ONWARD CHAIN & TWO PARKING SPACES!

Set within The Hamiltons, a small terrace of townhouses just off Hamilton Street, this four-bedroom, four-bathroom home is arranged over four floors, with a roof terrace above and private outdoor space to the rear.

The ground floor offers a flexible room with French doors opening onto the rear patio. Whether used as a bedroom, sitting room or home office, it provides adaptable accommodation to suit a range of needs. A shower room and useful storage complete this level.

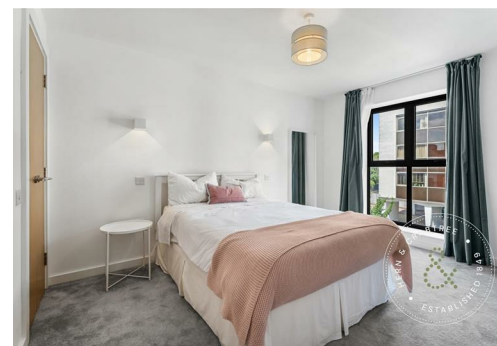
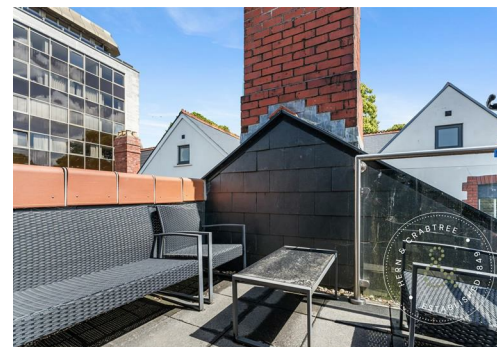
The first floor is centred around the main living space. The reception room spans the width of the house, with large windows and French doors to the front allowing plenty of natural light to fill the room. Herringbone parquet flooring runs throughout, while the kitchen sits to the rear, fitted with stone worktops, integrated appliances and a breakfast bar that creates a natural divide between the cooking and dining areas.

The remaining bedrooms are arranged across the upper floors, with two benefiting from en suite facilities. At the top of the house, the roof terrace offers an elevated outdoor space with views across the surrounding rooftops.

To the rear, the low-maintenance patio garden provides direct access to the sheltered parking area. There are two allocated parking spaces behind electric gates, one of which benefits from an electric vehicle charging point, as well as secure bike storage.

The property also benefits from underfloor heating throughout.

Pontcanna Street and Cathedral Road, with their range of cafés, restaurants and independent businesses, are just a short walk away. Bute Park, Sophia Gardens and Pontcanna Fields provide excellent green space nearby, while Cardiff city centre and Cardiff Central railway station are both within easy walking distance, making this an ideal location for those looking to enjoy city living without compromising on a strong sense of community.



Approx 1591.00 sq ft

Council Tax Band: F

Entrance Hall

Enter via a double glazed door to the front elevation with double glazed window to the side. Herringbone parquet flooring. Wooden staircase rising to the upper floors. Doors leading to the ground floor accommodation and access to a useful storage cupboard.

Storage Cupboard / Cloakroom

Fitted hanging rails. Electrical consumer unit.

Ground Floor Shower Room

W/C and wash hand basin. Shower with fitted shower over and glass splashback screen. Fitted wall mirror with integrated feature lighting. Tiled walls.

Bedroom Four/Sitting Room

Double glazed window to the front elevation. Double glazed French doors opening directly onto the rear patio.

First Floor Landing

Stairs rise up from the entrance hall.

Lounge / Dining Room

Two double glazed windows to the front elevation. Double glazed French doors to a Juliet style balcony. Herringbone parquet flooring.

Kitchen

Double glazed window to the rear elevation. Wall and base units with stone worktops over and upstands. Inset sink with brass toned mixer tap and matching fittings. Integrated four ring electric hob with tiled splashback and cooker hood over. Integrated oven. Integrated microwave. Integrated fridge freezer. Integrated dishwasher. Integrated washer/dryer. Integrated wine cooler. Breakfast bar with space for seating. Continuation of herringbone parquet flooring.

Family Bathroom

Obscured double glazed window to the front elevation. WC. Wash hand basin, vanity unit and illuminated wall mirror. Bath with shower over incorporating both rainfall and handheld attachments. Tiled walls.

Bedroom One

Double glazed French doors to a Juliet style balcony.

Bedroom Two

Double glazed window to the front elevation. Fitted wardrobe.

En Suite Shower Room

WC. Wash hand basin, vanity unit and illuminated wall mirror. Shower with fitted shower over and glass splashback screen. Tiled walls.

Second Floor Landing

Stairs rise up from the first floor landing. Double glazed door providing access to the roof terrace. Access to storage cupboards and boiler cupboard.

Bedroom Three

Double glazed French doors to a Juliet style balcony.

En Suite Shower Room

WC. Wash hand basin, vanity unit and illuminated wall mirror. Shower with fitted shower over and glass splashback screen. Tiled walls.

Roof Terrace

Outdoor space with tiled flooring incorporating decorative pebble detailing. Safety glass balustrading, external water supply and pleasant views towards both the front and rear aspects.

Rear Patio Garden

Directly accessible from the ground floor sitting room/bedroom via French doors. Tiled patio area enclosed by stone walling and timber fencing with gated access leading to the parking area.

Front Courtyard & Parking

Paved front courtyard approach. Sheltered undercroft parking space positioned beneath the property and benefitting from an electric vehicle charging point. Additional Parking space to the front of the property.

Additional Information

Freehold. Annual Communal Maintenance Charges £772.29. Council Tax Band F (Cardiff). EPC rating B.

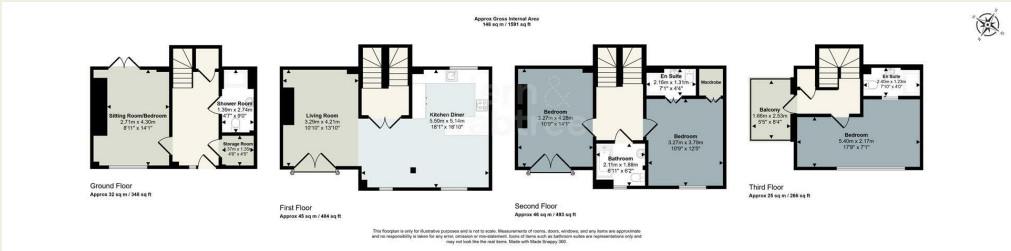
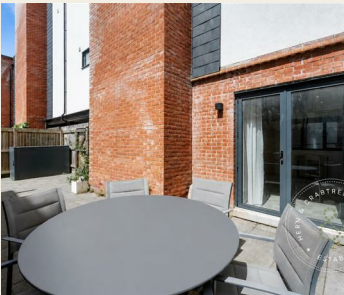
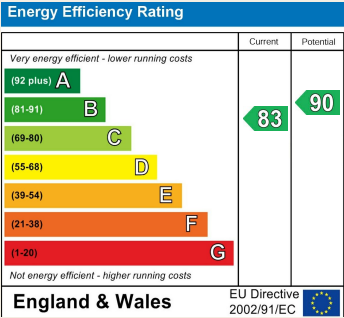
Disclaimer

Disclaimer: Property details are provided by the seller and

not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss - we recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.



Good old-fashioned service with a modern way of thinking.



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.