Hamilton Street

CARDIFF, CF11 9BP

GUIDE PRICE £635,000

Hern & Crabtree



Hamilton Street

No onward chain, two dedicated parking spaces, garden & roof terrace.

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.

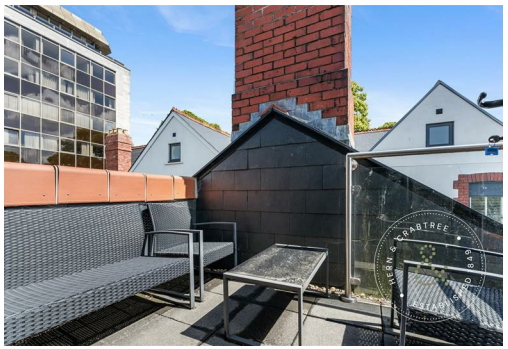
The remaining bedrooms are arranged across the upper floors, with two benefiting from en suite facilities. At the top of the house, the roof terrace offers an elevated outdoor space with views across the surrounding rooftops.

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.

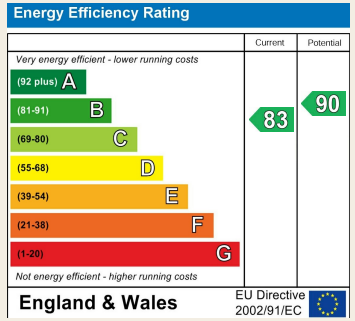
Additional Information
Freehold. Annual Communal Maintenance Charges £772.29. Council Tax Band F (Cardiff). EPC rating B.

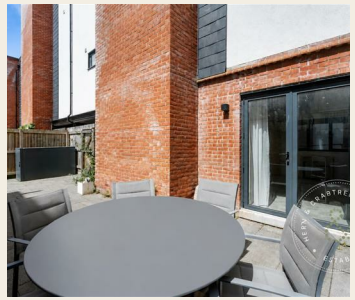
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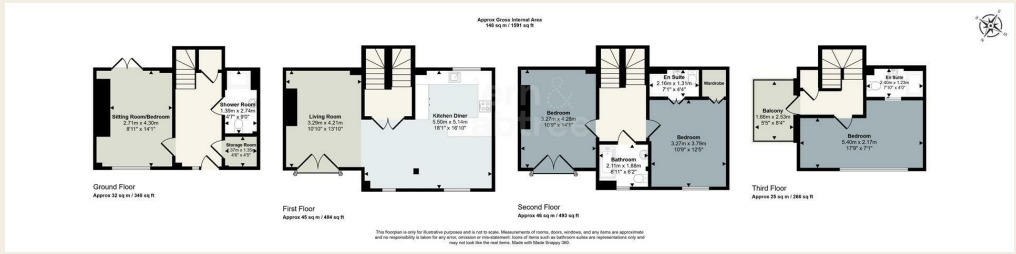


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