



HAMILTON STREET
PONTCANNA
CARDIFF CF11 9BQ

ASKING PRICE OF
£650,000



MID TERRACED HOUSE



3



1



2



2

****PERIOD TERRACED HOUSE IN THE HEART OF PONTCANNA**** An opportunity to acquire a bay fronted terraced house retaining period features and offering well-proportioned accommodation throughout. The property offers entrance hall with original mosaic floor tiles, two reception rooms, modern open plan kitchen/breakfast room plus cloakroom. To the first floor there are three double bedrooms and modern bathroom. Outside there is an enclosed South facing rear garden with lawn and decking. ****VIEWING RECOMMENDED****

TENURE: FREEHOLD

COUNCIL TAX BAND: F

FLOOR AREA APPROX: 1,649 SQ FT

VIEWING: STRICTLY BY APPOINTMENT

ENTRANCE HALL

Entered via original wooden door with obscured glass inset leading from private paved front courtyard. Original tiled flooring. Original coving. Pendant light fitting with ceiling rose and spotlights. Dado rail. Stairs to first floor with wooden balustrades. Understairs storage cupboard.

LOUNGE

14' 2" x 12' 3" (4.32m x 3.75m)
Large bay window to front aspect. Original coving. Pendant light fitting with ceiling rose. Exposed floorboards. Picture and Dado rails. Original feature fireplace with tiled base and marble mantle. Alcoves. Radiator.

SITTING ROOM

10' 4" x 11' 10" (3.17m x 3.61m)
Sash window to rear aspect. Original coving. Pendant light fitting. Exposed floorboards. Picture rail. Original feature fireplace with tiled base and marble mantle. Alcoves with fitted cupboard and shelving. Radiator.

KITCHEN/BREAKFAST ROOM

30' 9" x 9' 11" (9.38m x 3.03m)
Fully fitted kitchen with a range of wall, base and drawer units and Quartz worktops over plus Quooker tap. Integrated Neff oven, microwave and induction hob with downward extractor. Integrated fridge and freezer, washing machine and dishwasher. Engineered wood flooring with underfloor heating. Double glazed wood frame Bifold leading into rear garden. Spotlights plus additional pendant and wall mounted lights. Storage cupboard housing Worcester boiler. Velux windows.

WC

White suite comprising; wall mounted wash hand basin with mixer tap over. WC. Tiled flooring. Extractor fan. Pendant light fitting.

FIRST FLOOR

FIRST FLOOR LANDING

Split level landing. Carpeted flooring. Original fitted cupboard. Pendant light fitting. Doors leading to three bedrooms, large storage cupboard and family bathroom. Dado rail. Loft hatch. Radiator.

BEDROOM ONE

16' 8" x 14' 5" (5.10m x 4.40m)
A good sized principal double bedroom located to the front of the house. Large sash bay windows with additional sash window to front elevation. Original feature fireplace with tiled base and marble mantle. Carpeted flooring. Coving. Pendant light fitting. Radiator.

BEDROOM TWO

11' 10" x 10' 6" (3.62m x 3.21m)
Another spacious double bedroom with carpeted flooring. Double glazed sash window to rear aspect. Built in storage cupboard to alcoves. Feature fireplace. Pendant light fitting. Radiator.

BEDROOM THREE

10' 2" x 12' 11" (3.10m x 3.94m)
Double glazed sash window to rear aspect. Double bedroom. Built in storage cupboard to alcoves. Feature fireplace. Pendant light fitting. Radiator.

BATHROOM

12' 11" x 10' 6" (3.94m x 3.21m)
A good size family bathroom with obscure double glazed sash windows to side. White suite comprising freestanding bath with hot and cold mixer tap and shower fixture over, wash hand basin set in vanity unit and WC with raised cistern. Wet room, with rainfall shower over and separate showerhead fixture. Wall mounted mirror. Partly tiled walls. Tiled flooring with underfloor heating. Extractor. Spotlights. Heated towel rail.



HAMILTON STREET, PONTCANNA, CARDIFF CF11 9BQ

OUTSIDE

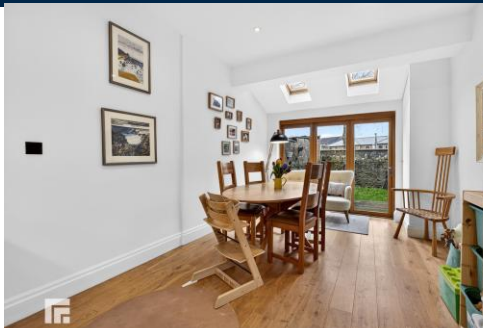
Forecourt to the front of the property. To the rear of the property is a stylish, landscaped South facing rear garden which is partly decked. Rear access to gated lane. Stone wall borders.

TENURE

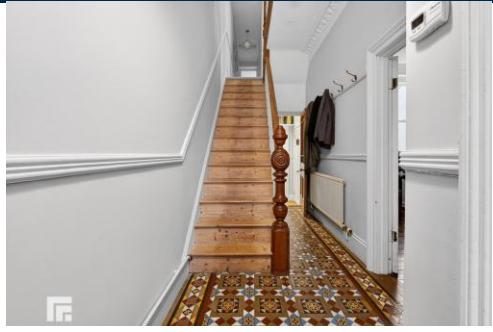
MGY are advised that the property is FREEHOLD.



HAMILTON STREET, PONTCANNA, CARDIFF CF11 9BQ



HAMILTON STREET, PONTCANNA, CARDIFF CF11 9BQ



HAMILTON STREET, PONTCANNA, CARDIFF CF11 9BQ



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2025

PONTCANNA 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South
Glamorgan, CF11 9HS



Important Notice: These particulars are prepared for guidance only and do not form whole or any part of any offer or contract. Whilst the particulars are given in good faith, they are not to be relied upon as being a statement or representation of fact. They are made without responsibility on the part of MGY Ltd or Vendor/lessor and the prospective purchaser/lessee should satisfy themselves by inspection or otherwise as to their accuracy. Neither MGY Ltd nor anyone in their employ, or the vendor/lessor, imply, make or give any representation/warranty whatsoever in relation to this property.

The services of our recommended mortgage brokers and solicitors may be beneficial. While a referral fee may be received if they are chosen, there is no obligation to use their services, and an alternative mortgage provider/solicitor can be chosen.

MGY.CO.UK