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*Hamilton Street*

PONTCANNA



Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
Valuer

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Comments by the Homeowner





# Hamilton Street

*Pontcanna, Cardiff, CF11 9BP*

Guide Price

**£575,000**



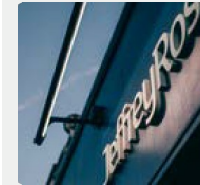
3 Bedroom(s)



3 Bathroom(s)



1589.00 sq ft



Contact our  
***Pontcanna Branch***

02920 499680

This attractive home on Hamilton Street beautifully combines period charm with modern-day comfort. Its inviting façade and well-kept exterior create an immediate sense of warmth and character.

Inside, the property offers two generous reception rooms, ideal for both relaxing and entertaining. Each space is filled with natural light, enhancing the bright and welcoming feel throughout. There are three well-proportioned bedrooms, perfectly suited to family living, guest accommodation, or a home office setup.

The house also benefits from three bathrooms, providing excellent convenience and flexibility for busy households.

A particular highlight is the delightful private garden, an ideal space for outdoor dining, gardening, or simply unwinding in a tranquil setting.

Offered to the market chain free, the property allows for a smooth and straightforward purchase. Combining character, space, and a sought-after location, this is a fantastic opportunity to enjoy all that Pontcanna has to offer.

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|                                         |                                                                         |
|-----------------------------------------|-------------------------------------------------------------------------|
| Porch                                   | En-Suite 11'6 x 7'7 (3.51m x 2.31m)                                     |
| Hallway                                 | Shower Room                                                             |
| Living Room 12'8 x 14'8 (3.86m x 4.47m) | EPC                                                                     |
| Dining Room 11'1 x 12'2 (3.38m x 3.71m) | Rating                                                                  |
| Kitchen 11'6 x 21'8 (3.51m x 6.60m)     | Council Tax                                                             |
| Utility Room 11'6 x 7'6 (3.51m x 2.29m) | Band E                                                                  |
| WC                                      | School Catchment                                                        |
| Wet Room                                | My English medium primary catchment area is Severn Primary School       |
| Landing                                 | My English medium secondary catchment area is Fitzalan High School      |
| Bedroom 1 17'1 x 14'8 (5.21m x 4.47m)   | My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch       |
| Bedroom 2 11'1 x 12'2 (3.38m x 3.71m)   | My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf |
| Bedroom 3 11'6 x 10'3 (3.51m x 3.12m)   | Tenure                                                                  |
|                                         | Freehold. This is to be confirmed by your legal representative.         |



