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CARDIFF

VALE

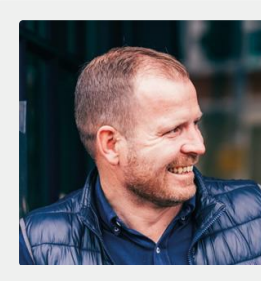
CAERPHILLY

BRISTOL



Located just off Cathedral Road, you're a short stroll from Bute Park, Sophia Gardens and the Principality Stadium, with the city centre on your doorstep. A rare chance to grab a modern home in one of Cardiff's best spots.

Comments by Mr Elliott Hooper-Nash



Property Specialist
Mr Elliott Hooper-Nash
Director

Elliott@jeffreygross.co.uk

The Hamilton Villas

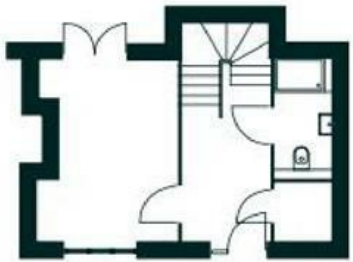
VILLA 03

First Floor	FT		INCHES	
	W	L	W	L
Shower Room	10	5	115	58
Study	11	15	135	176

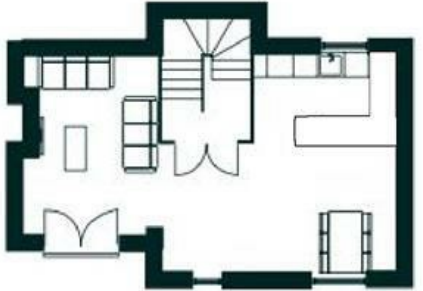
First Floor	FT		INCHES	
	W	L	W	L
Kitchen & Dining	18	19	212	222
Living	15	11	177	133

Second Floor	FT		INCHES	
	W	L	W	L
Bedroom 2	13	11	159	138
Bedroom 2 En-Suite	4	7	53	85
Bedroom 3	15	11	175	136
Bathroom	6	7	76	85

Third Floor	FT		INCHES	
	W	L	W	L
Master Bedroom	18	15	220	177
En-Suite	9	4	102	153



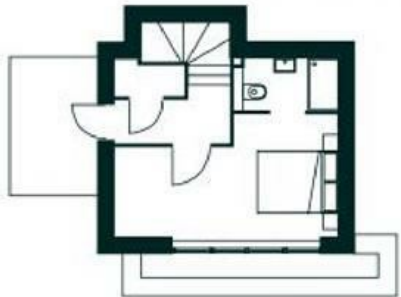
Ground Floor



First Floor



Second Floor



Third Floor

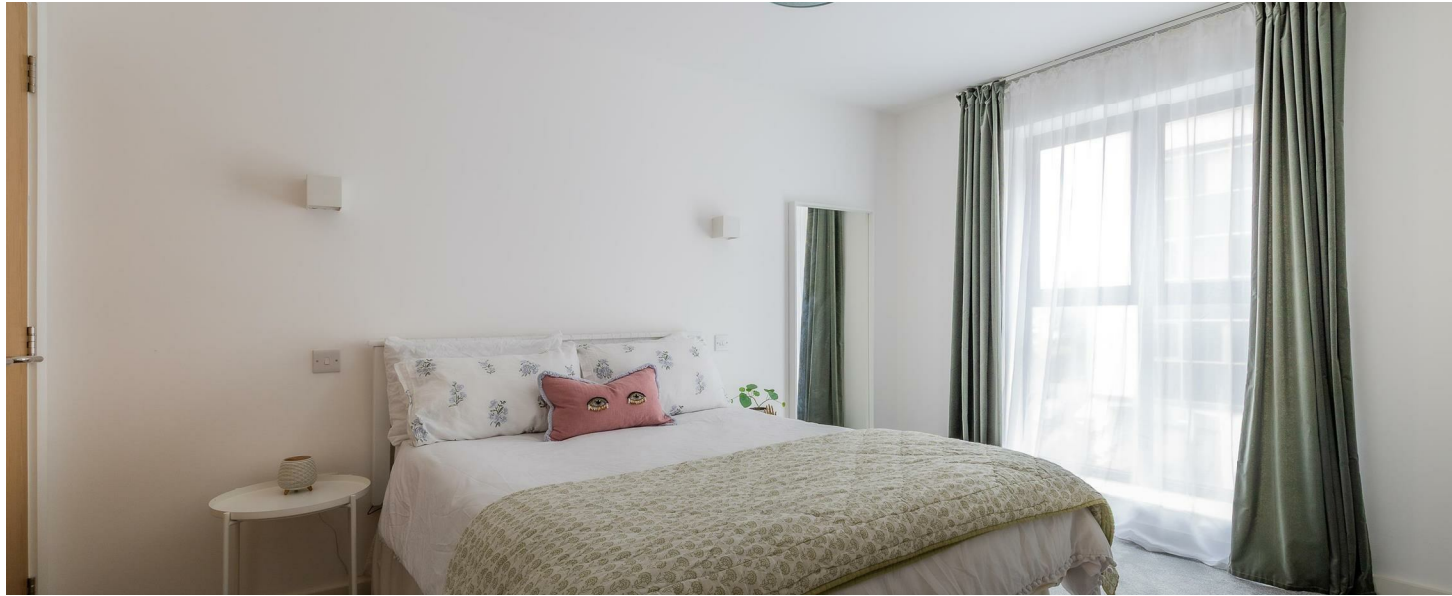
Rare opportunity to aquire a modern home in the heart of Pontcanna with two parking space. A fantastic and energy efficient modern home.

Comments by the Homeowner



* Measurements are provided as an estimate for guidance purpose only.





Hamilton Street

Pontcanna, Cardiff, CF11 9BP

Guide Price

£700,000



4 Bedroom(s)



4 Bathroom(s)



1668.00 sq ft



Contact our
Pontcanna Branch
02920 499680

****FOUR STOREY**TOWNHOUSE**ROOF TERRACE**GARDEN** 2 x PARKING SPACES **PONTCANNA****

A Stunning Four Storey, Four Bedroom Townhouse, complete with Roof Terrace and rear Garden and Parking

Benefiting from Engineered Oak flooring to the ground floor hallway, Fitted Carpets, Electric Car Charging point, a fully fitted kitchen and four bathrooms, this impressive and modern home is offered for sale with no onward chain. This executive, exclusive development is located in the highly desirable area of Pontcanna, located just off Cathedral Road. Offering off road parking within a tones throw of the City Centre, this property is a rare opportunity to secure yourself a stylish and modern house off Cathedral Road within close proximity to Bute Park / Sophia Gardens over the road and Principality stadium.

Contact Jeffrey Ross for further details on 02920 499 680



Entrance Hallway	Bedroom Three 14'11" x 10'11" (4.57m x 3.35m)
WC & Shower room 10' x 5' (3.05m x 1.52m)	To the Third floor
Sitting Room / Home Office / Bed 4 11' x 15' (3.35m x 4.57m)	Master Bedroom 18' x 15' (5.49m x 4.57m)
To the first floor	Ensuite 9' x 4' (2.74m x 1.22m)
Kitchen and Dining 18' x 19' (5.49m x 5.79m)	Roof Terrace
Engineered oak flooring	Garden
Living Area 15' x 11' (4.57m x 3.35m)	Driveway
Engineered oak flooring	Gated development with allocated parking for 2 cars. One of the parking space benefits an EV charging point and access to the garden
To the Second Floor	Council Tax
Bedroom Two 13' x 11' (3.96m x 3.35m)	Band - F
Ensuite 4' x 7' (1.22m x 2.13m)	Tenure
Family Bathroom 6' x 7' (1.83m x 2.13m)	We are informed by our client that the proeprty is Freehold this is to be confirmed by your legal advisor.
	Managment Charge

As of 24-25 - £747.07 PA





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

