

Hamilton Street

CARDIFF, CF11 9BP

GUIDE PRICE £100,000

**Hern &
Crabtree**



Hamilton Street

A substantial garage offering approximately 307 sq ft (29 sq m) of internal space, positioned just off Hamilton Street in Cardiff. Measuring approximately 6.08m x 4.68m (19'11" x 15'4"), the garage provides a generous and versatile space suitable for secure vehicle parking, storage or workshop use, subject to any necessary consents.

The property benefits from excellent vehicular access, with a gated parking area immediately outside and a private car park positioned opposite. Two separate garage doors provide access into the main space, along with a separate pedestrian entrance.

Internally, the garage is fitted with power and lighting, an alarm system and a bib tap providing a water supply. A separate outbuilding, accessed directly from the courtyard, houses a WC and wash hand basin, providing additional practicality without taking space from the main garage.

Well located for Pontcanna, Canton and Cardiff city centre, the property offers a useful opportunity for those seeking secure parking, storage or workspace in a central and accessible location.



Approx 307.00 sq ft

Garage

Two separate garage doors providing vehicular access, with a separate pedestrian access door. Concrete flooring. Painted walls. Exposed roof structure with fitted strip lighting. Power points. Alarm system. Bib tap providing a water supply.

Outbuilding/WC

Separate outbuilding accessed from the courtyard, housing a WC and wash hand basin.

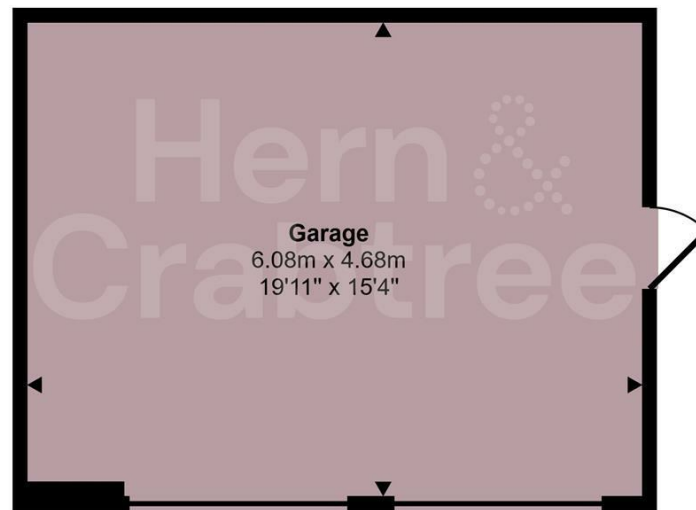
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Good old-fashioned
service with a modern
way of thinking.

Approx Gross Internal Area
29 sq m / 307 sq ft



Garage

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.