Hamilton Street

PONTCANNA, 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

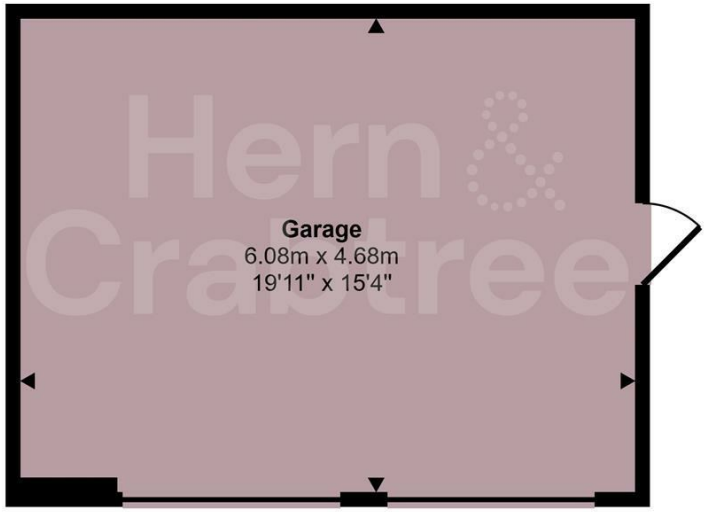
Garage
Two separate garage doors providing vehicular access, with a separate pedestrian access door. Concrete flooring. Painted walls. Exposed roof structure with fitted strip lighting. Power points. Alarm system. Bib tap providing a water supply.

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

Disclaimer
Disclaimer: Property details are provided by the seller and not independently verified. Buyers should always seek their own legal and survey advice prior to exchange of contracts. Descriptions, measurements and images are for guidance only. Some images may have been digitally edited to remove personal items and reduce visual clutter, to help illustrate the space and layout more clearly. Please note that rooms may appear differently in person. Marketing prices are appraisals, not formal valuations. Lease information, including duration and costs have been provided by the seller and have not been verified by H&C. Hern & Crabtree accepts no liability for inaccuracies or related decisions that may result in financial loss. We recommend you seek advice from your legal conveyancer to ensure accuracy. Please note: Buyers are required to pay a non-refundable AML administration fee of £24 inc VAT, per buyer after their offer is accepted to proceed with the sale. Details can be found on our website.

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.

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