

Hamilton Street

PONTCANNA, CF11 9BQ

GUIDE PRICE £265,000

Hern &
Crabtree



Hamilton Street

A spacious, ground floor apartment situated on a well regarded road in Pontcanna, Cardiff. Offered for sale with no onward chain!

Located in the heart of Pontcanna, this property offers the perfect blend of city living and suburban tranquillity. The vibrant atmosphere of the city is just a stone's throw away, while the peaceful neighbourhood provides a retreat from the hustle and bustle.

The apartment is both light and spacious and includes a nice enclosed garden to the rear. In brief, the accommodation comprises: communal entrance hall, inner hall, bay fronted lounge/ dining room, kitchen/ breakfast room, two double bedrooms and bathroom.



Communal entrance hall

The property is entered through the communal hallway with traditional tiled flooring and doors give access to the ground floor and first floor apartment. Security entrance system.

Inner hall

Telephone entrance system. Doors give access to the lounge/ dining room, master bedroom and access to the kitchen/ breakfast room.

Lounge/ dining room

14'11" into bay x 13' max

A light and spacious room with bay to the front elevation with sash windows. Radiator. Smooth plastered ceiling. Power points.

Kitchen/ breakfast room

A range of matching wall and base units with cupboards and drawers with complementary work surfaces over. Stainless steel sink drainer unit. Plumbing for washing machine. Space for fridge freezer. Space for cooker. Breakfast bar style unit. Walls are part tiled. Smooth plastered ceiling. Double glazed window to the side elevation. Access to:

Lobby

Double glazed door to the side elevation giving access to the enclosed, low maintenance garden. Door to the second bedroom and bathroom. Wall mounted gas combination boiler Fitted worktop. Wood effect laminate flooring.

Bedroom one

12'1" x 11'3"

Double glazed window to the rear elevation. Smooth plastered ceiling. Radiator. Power points.

Bedroom two

10'3" x 7'3"

Situated to the rear of the property and with double glazed window to the rear with aspect to the garden. Panelled radiator. Smooth plastered ceiling. Power points.

Bathroom

A three piece suite comprising: panelled bath with mains pressure shower, pedestal wash hand basin and close coupled WC. Walls are part tiled. Radiator. Extractor fan. Wood effect laminate flooring.

Rear garden

The rear garden is of good size and enclosed. Laid mainly to chippings with a tiled patio area. Rear lane pedestrian access. Stone walling.

Tenure

Leasehold. 167 years from 2022 (164 years remaining). Annual Service charge £319.

Additional Information

Council Tax Band D (Cardiff). EPC rating D.

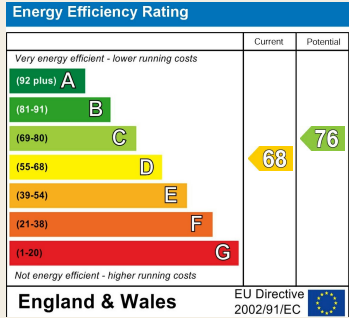
Disclaimer

Property details are provided by the seller and not independently verified. Buyers should seek their own legal and survey advice. Descriptions, measurements and images are for guidance only. Marketing prices are appraisals, not formal valuations. Hern & Crabtree accepts no liability for inaccuracies or related decisions.

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.



Hern & Crabtree

02920 228135 pontcanna@hern-crabtree.co.uk hern-crabtree.co.uk 87 Pontcanna Street, Pontcanna, Cardiff, CF11 9HS

The property title and lease details (including duration and costs) are provided by the seller and have not been independently verified by Hern and Crabtree. We recommend consulting your legal representative to verify all details before exchanging contracts. All descriptions, measurements, and floor plans are intended as a guide and may not fully represent the property's current condition. Photographs may be edited for marketing purposes. Prospective buyers should verify all details and personally inspect the property. Hern and Crabtree cannot accept responsibility for inaccuracies or discrepancies. We do not test property systems, appliances, or services, and any condition opinions are based on industry experience, not formal surveys. Buyers should seek independent inspections, surveys, and legal advice. Marketing figures, including asking prices, are market appraisals based on available information and market conditions, not formal valuations. Vendors set asking prices, which may differ from valuations for mortgage or survey purposes. Hern and Crabtree is not liable for discrepancies or any losses resulting from sale or purchase withdrawals. By proceeding with a purchase, you confirm you have read and understood this disclaimer.