

CARDIFF'S HOME FOR  
STYLISH SALES  
& LETTINGS

JeffreyRoss



HAMILTON STREET  
PONTCANNA





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**LEASE DETAILS**

999 years from 25 march 2015. service charge & ground rent tbc.

**CONSTRUCTION**

load bearing frame made from either steel or reinforced concrete structure with a central core and concrete poured over rebar floor.

**EPC**

tbc

**COUNCIL TAX**

band f

**SCHOOL CATCHMENT**

My English medium primary catchment area is  
Severn Primary School  
Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau.  
My English medium secondary catchment area is  
Fitzalan High School (year 2024-25)  
My Welsh medium primary catchment area is  
Ysgol Pwll Coch (year 2024-25)  
Sylwer - Nid oes dalgylch wedi ei sefydlu ar gyfer Howardian Primary nac Ysgol Gynradd Groes-wen Primary School eto. Croesewir ceisiadau. Note - Howardian Primary and Ysgol Gynradd Groes-wen Primary School catchment areas are yet to be established. Applications are welcomed.  
My Welsh medium secondary catchment area is  
Ysgol Gyfun Gymraeg Glantaf (year 2024-25)

**MOBILE & BROADBAND**

Mobile signal is rated as good for internal & external use. Broadband speeds of up to 1800 Mbps are available.

**HALL**

**UTILITY ROOM**

**STORAGE CLOSET**

**OPEN PLAN LIVING ROOM/KITCHEN**  
6.40m;1.83m x 6.32m (21;6" x 20'9")

**MASTER BEDROOM**  
3.40m x 3.23m (11'2" x 10'7")  
Opens to a walk in dressing area.

**ENSUITE**

**BEDROOM**  
4.70m x 3.05m (15'5" x 10')

**BATHROOM**  
2.74m x 2.18m (9' x 7'2")

**PARKING**  
There is allocated parking behind an electrically operated barrier.





“ This flat is perfect for those seeking a stylish and contemporary living space in one of Cardiff's most sought-after areas. Whether you are a first-time buyer, a professional couple, or looking to downsize, this property offers an exceptional opportunity to enjoy urban living at its finest. Don't miss the chance to make this luxurious apartment your new home. ”

Comments by - Mr Julian Preston



# HAMILTON STREET

PONTCANNA, CF11 9FG - £350,000

2 bedrooms 2 bathroom(s) 1030.00 sq ft

This exquisite two-bedroom luxury apartment on Hamilton Street in Pontcanna offers a perfect blend of comfort and modern living. Spanning an impressive 1,030 square feet, this sixth-floor residence is accessible via a convenient lift, ensuring ease of movement for all residents.

Upon entering, you are greeted by a spacious reception room that provides a welcoming atmosphere, ideal for both relaxation and entertaining. The apartment boasts two generously sized double bedrooms, each designed with comfort in mind. The master bedroom features an ensuite as well as a dresser, adding a touch of luxury to your daily routine. The second bathroom is equally well-appointed, catering to guests and residents alike.

One of the standout features of this property is the allocated parking space, conveniently located behind an electric barrier with passive infra red control, providing both security and peace of mind. The desirable location of Pontcanna enhances the appeal of this apartment, with its vibrant community, charming cafes, and beautiful parks just a stone's throw away.

## PROPERTY SPECIALIST

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