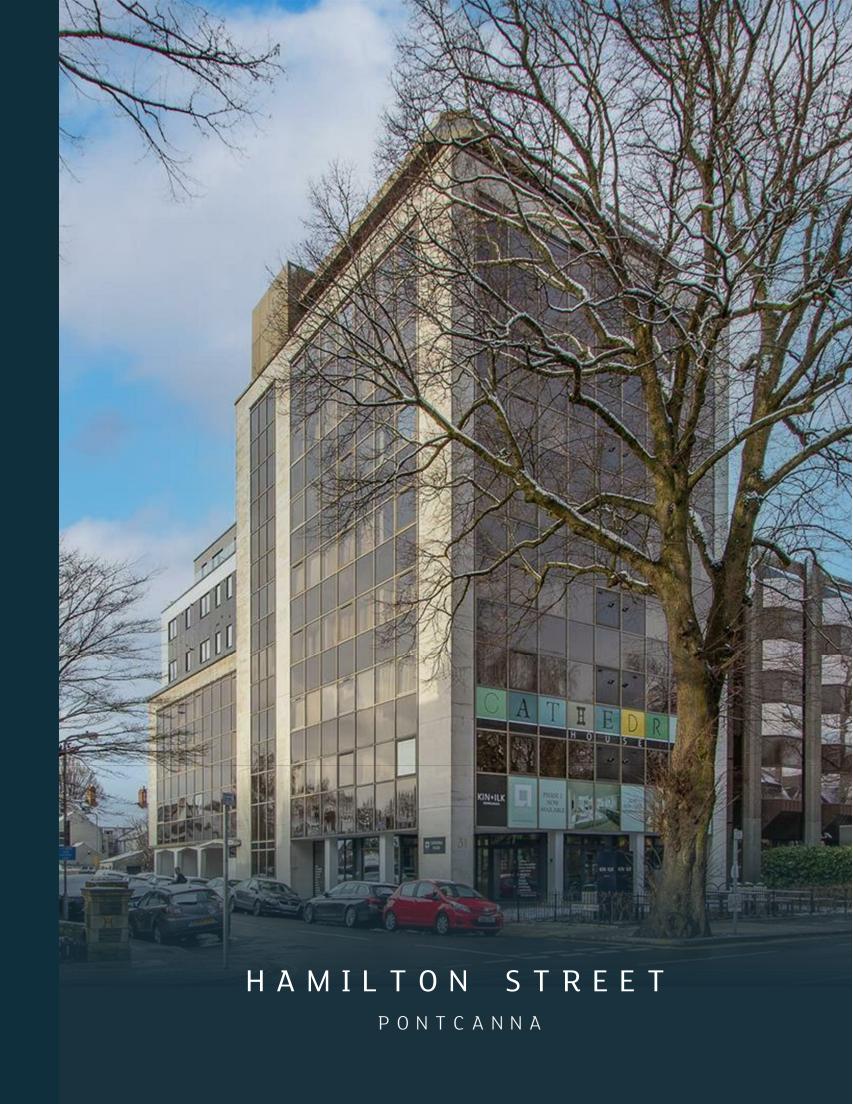
CARDIFF'S HOME FOR

STYLISH SALES

& LETTINGS



JeffreyRoss









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 (1-20) G Not energy efficient - higher running costs England & Wales

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

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-

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

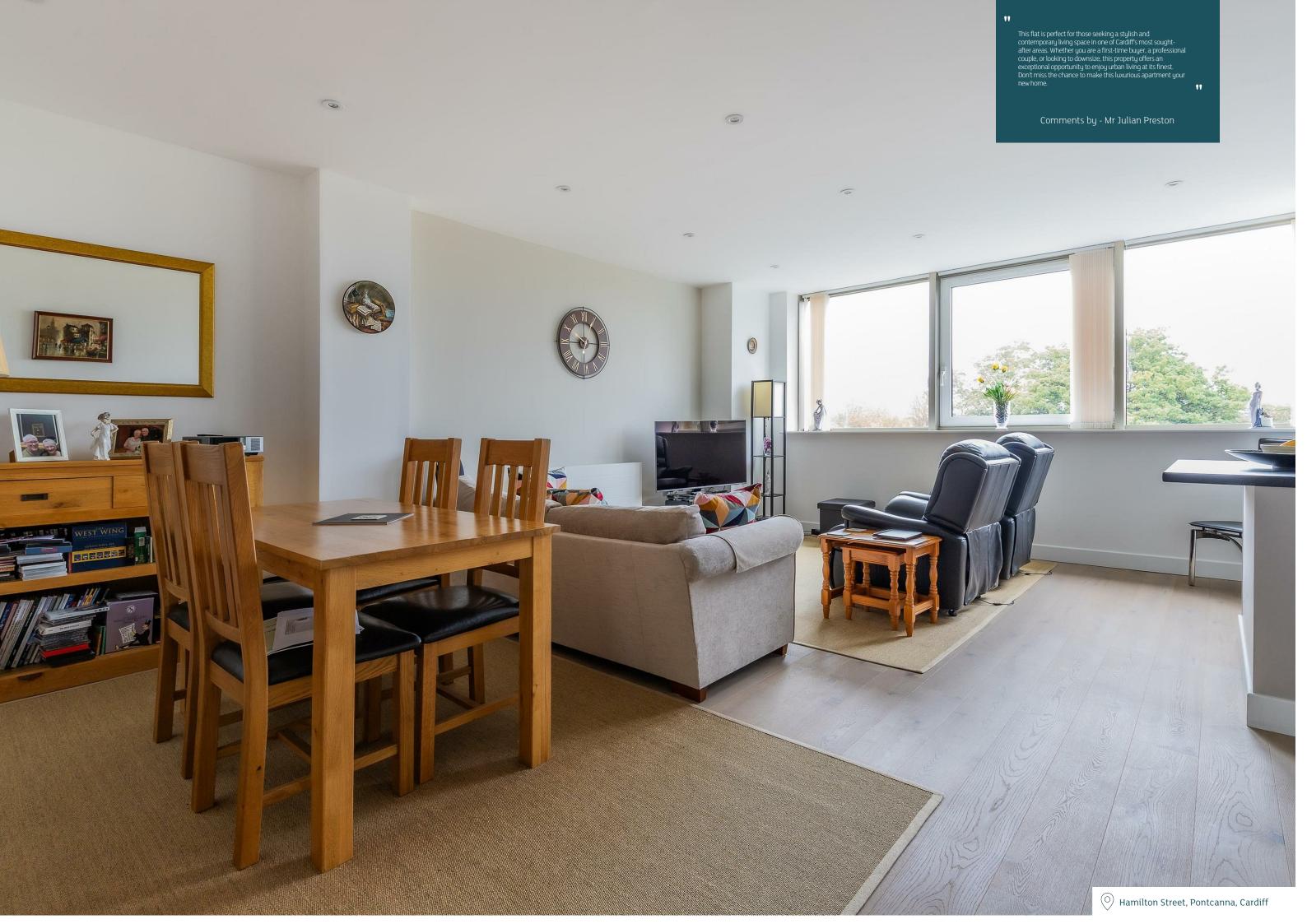
4.70m x 3.05m (15'5" x 10')

BATHROOM

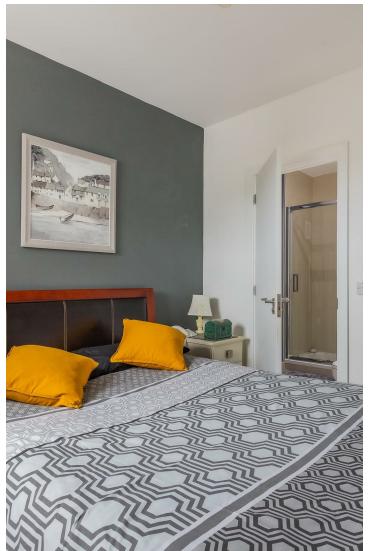
2.74m x 2.18m (9' x 7'2")

PARKING

There is allocated parking behind an electrically operated barrier.







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

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

Mr Julian Preston

julian@jeffreyross.co.uk 02920 499 680 Senior valuer





