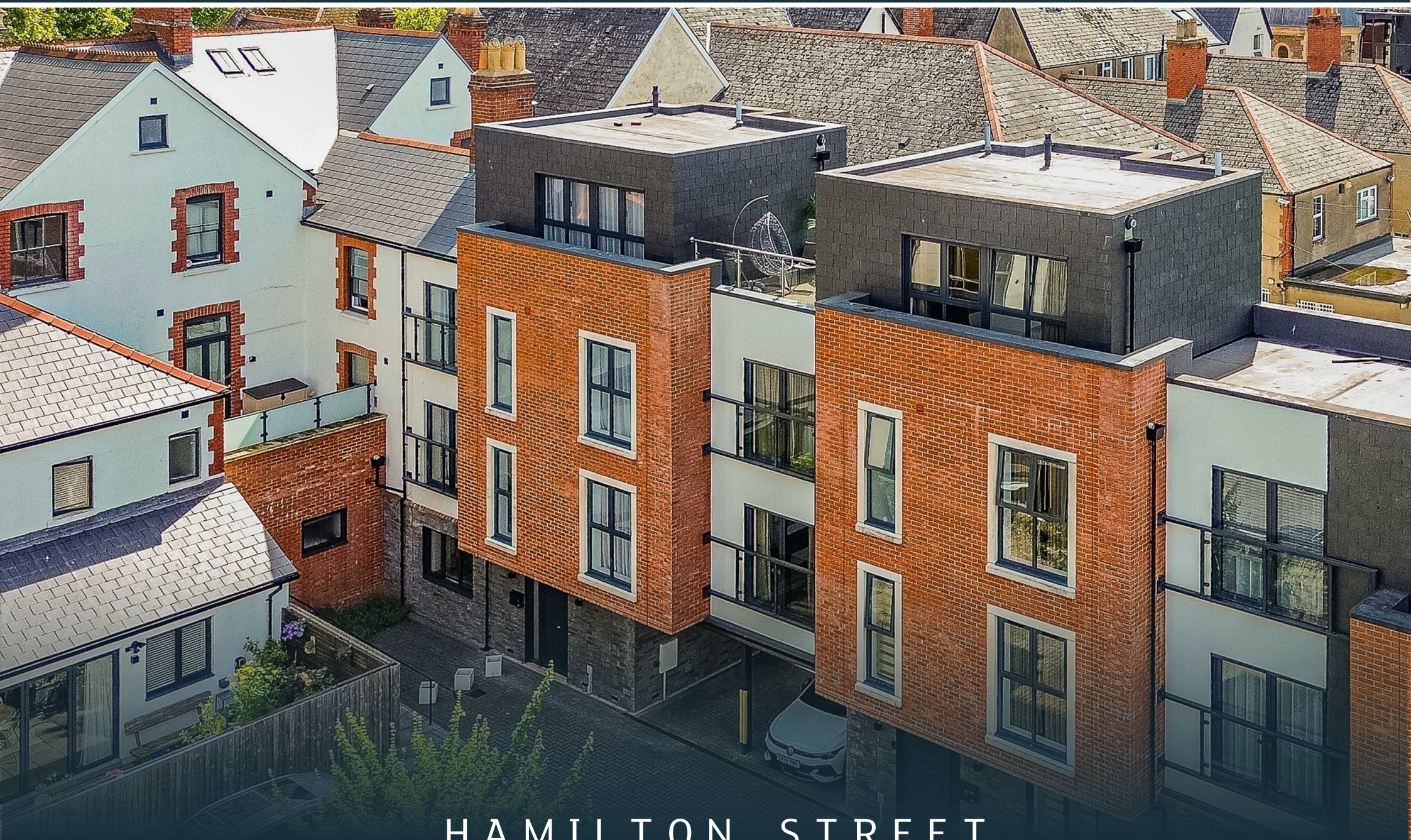


Jeffrey Ross

CARDIFF'S HOME FOR
STYLISH SALES
& LETTINGS



HAMILTON STREET
PONTCANNA



The Hamilton Villas

VILLA 03

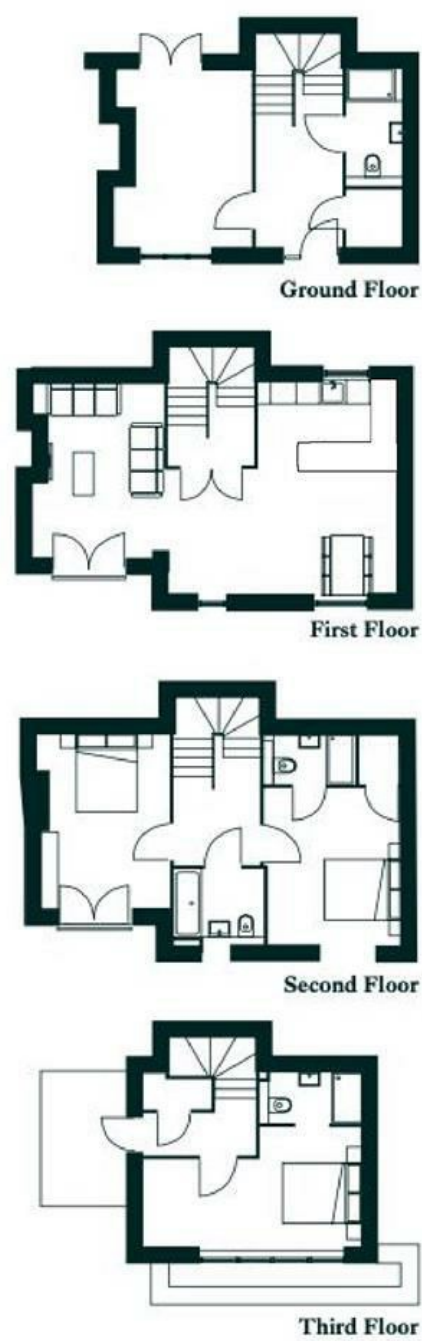
First Floor	FT		INCHES	
	W	L	W	L
Shower Room	10	5	115	58
Study	11	15	135	176

First Floor	FT		INCHES	
	W	L	W	L
Kitchen & Dining	18	19	212	222
Living	15	11	177	133

Second Floor	FT		INCHES	
	W	L	W	L
Bedroom 2	13	11	159	138
Bedroom 2 En-Suite	4	7	53	85
Bedroom 3	15	11	175	136
Bathroom	6	7	76	85

Third Floor	FT		INCHES	
	W	L	W	L
Master Bedroom	18	15	220	177
En-Suite	9	4	102	153

www.thehamiltoncardiff.com



* Measurements are provided as an estimate for guidance purpose only.





Rare opportunity to acquire a modern home in the heart of Pontcanna with two parking space. A fantastic and energy efficient modern home.

Comments by - Mr Elliott Hooper-Nash



HAMILTON STREET

PONTCANNA, CF11 9BP - OFFERS OVER - £700,000



4 Bedroom(s)



4 Bathroom(s)



1668.00 sq ft

****FOUR STOREY**TOWNHOUSE**ROOF TERRACE**GARDEN** 2 x PARKING SPACES **PONTCANNA****

A Stunning Four Storey, Four Bedroom Townhouse, complete with Roof Terrace and rear Garden and Parking

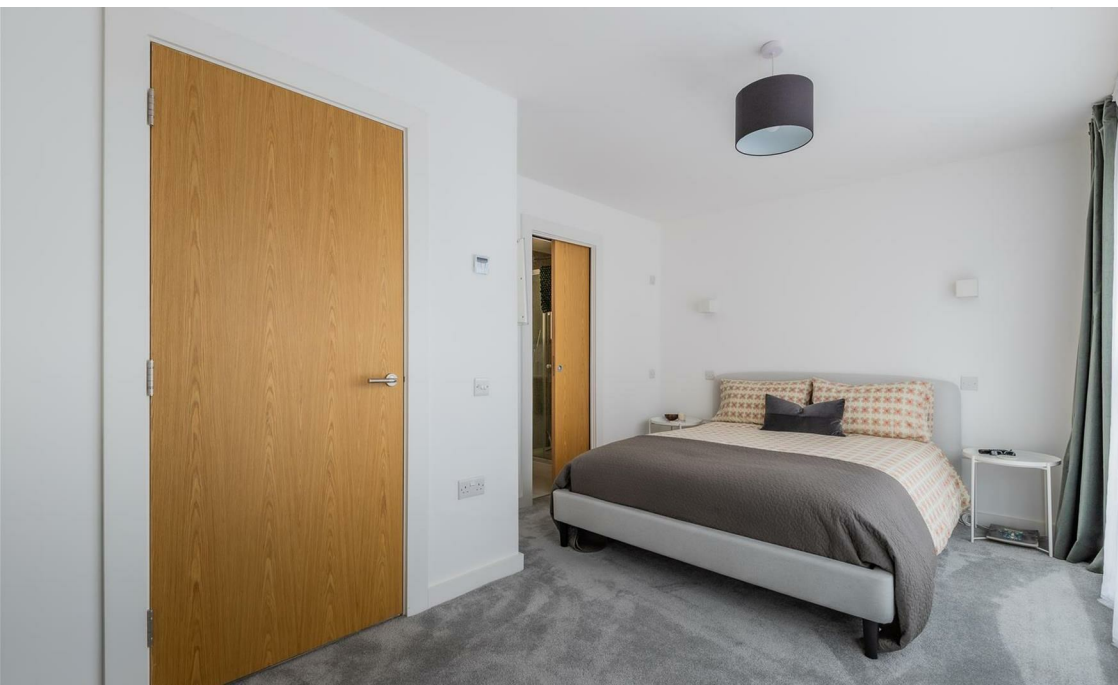
Benefiting from Engineered Oak flooring to the ground floor hallway, Fitted Carpets, Electric Car Charging point, a fully fitted kitchen and four bathrooms, this impressive and modern home is offered for sale with no onward chain. This executive, exclusive development is located in the highly desirable area of Pontcanna, located just off Cathedral Road. Offering off road parking within a tones throw of the City Centre, this property is a rare opportunity to secure yourself a stylish and modern house off Cathedral Road within close proximity to Bute Park / Sophia Gardens over the road and Principality stadium.

Contact Jeffrey Ross for further details on 02920 499 680

PROPERTY SPECIALIST

Mr Elliott Hooper-Nash
02920 499680
Elliott@jeffreycross.co.uk
Director





Entrance Hallway

WC & Shower room
3.05m x 1.52m (10' x 5')

Sitting Room / Home Office / Bed 4
3.35m x 4.57m (11' x 15')

To the first floor

Kitchen and Dining
5.49m x 5.79m (18' x 19')
Engineered oak flooring

Living Area
4.57m x 3.35m (15' x 11')
Engineered oak flooring

To the Second Floor

Bedroom Two
3.96m x 3.35m (13' x 11')

Ensuite
1.22m x 2.13m (4' x 7')

Family Bathroom
1.83m x 2.13m (6' x 7')

Bedroom Three
4.57m x 3.35m (14'11" x 10'11")

To the Third floor

Master Bedroom
5.49m x 4.57m (18' x 15')

Ensuite
2.74m x 1.22m (9' x 4')

Roof Terrace

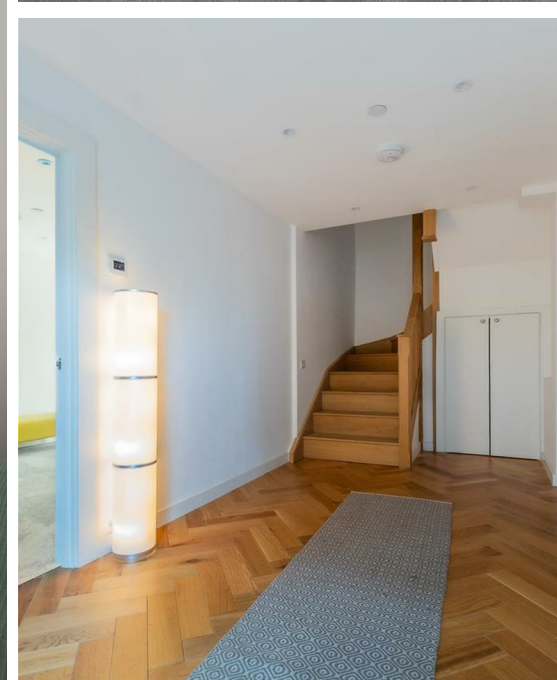
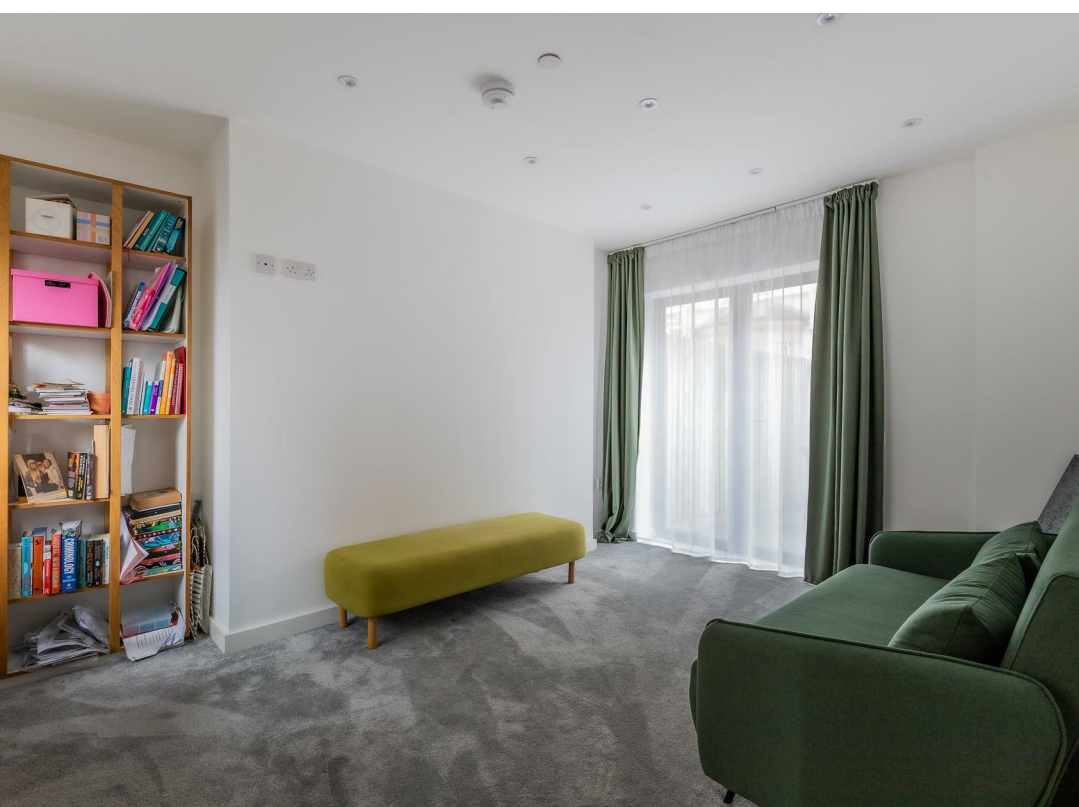
Garden

Driveway
Gated development with allocated parking for 2 cars. One of the parking space benefits an EV charging point and access to the garden

Council Tax
Band - F

Tenure
We are informed by our client that the proeprty is Freehold this is to be confirmed by your legal advisor.

Managment Charge
As of 24-25 - £747.07 PA



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		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC



