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CARDIFF

VALE

CAERPHILLY

BRISTOL



Hamilton Street

PONTCANNA



Comments by Mrs Ruby Ledley



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Comments by the Homeowner





Hamilton Street

Pontcanna, Cardiff, CF11 9BP

Guide Price

£575,000



3 Bedroom(s)



3 Bathroom(s)



1589.00 sq ft



Contact our
Pontcanna Branch
02920 499680

This attractive home on Hamilton Street beautifully combines period charm with modern-day comfort. Its inviting façade and well-kept exterior create an immediate sense of warmth and character.

Inside, the property offers two generous reception rooms, ideal for both relaxing and entertaining. Each space is filled with natural light, enhancing the bright and welcoming feel throughout. There are three well-proportioned bedrooms, perfectly suited to family living, guest accommodation, or a home office setup.

The house also benefits from three bathrooms, providing excellent convenience and flexibility for busy households.

A particular highlight is the delightful private garden, an ideal space for outdoor dining, gardening, or simply unwinding in a tranquil setting.

Offered to the market chain free, the property allows for a smooth and straightforward purchase. Combining character, space, and a sought-after location, this is a fantastic opportunity to enjoy all that Pontcanna has to offer.



Porch	En-Suite 11'6 x 7'7 (3.51m x 2.31m)
Hallway	Shower Room
Living Room 12'8 x 14'8 (3.86m x 4.47m)	EPC
Dining Room 11'1 x 12'2 (3.38m x 3.71m)	Rating
Kitchen 11'6 x 21'8 (3.51m x 6.60m)	Council Tax
Utility Room 11'6 x 7'6 (3.51m x 2.29m)	Band E
WC	School Catchment
Wet Room	My English medium primary catchment area is Severn Primary School
Landing	My English medium secondary catchment area is Fitzalan High School
Bedroom 1 17'1 x 14'8 (5.21m x 4.47m)	My Welsh medium primary catchment area is Ysgol Gymraeg Pwll Coch
Bedroom 2 11'1 x 12'2 (3.38m x 3.71m)	My Welsh medium secondary catchment area is Ysgol Gyfun Gymraeg Glantaf
Bedroom 3 11'6 x 10'3 (3.51m x 3.12m)	Tenure
	Freehold. This is to be confirmed by your legal representative.





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 

