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CARDIFF

VALE

CAERPHILLY

BRISTOL



*Hamilton Street*

PONTCANNA



Comments by Mrs Ruby Ledley



**Property Specialist**  
**Mrs Ruby Ledley**  
 Valuer

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### Hamilton Street

Total Area: 147.6 m<sup>2</sup> ... 1589 ft<sup>2</sup>



All measurements are approximate and for display purposes only

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.





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





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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

