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CARDIFF VALE CAERPHILLY BRISTOL

Hamilton Street

PONTCANNA

This stylish two-bedroom apartment on Hamilton Street, Pontcanna offers modern living with plenty of space. Sitting on the sixth floor with lift access, it spans a roomy 1,030 sq ft and includes a bright reception area, two good-sized double bedrooms, and two sleek bathrooms. The master comes with its own ensuite and dresser for extra comfort.

Comments by Mr Julian Preston

Property Specialist

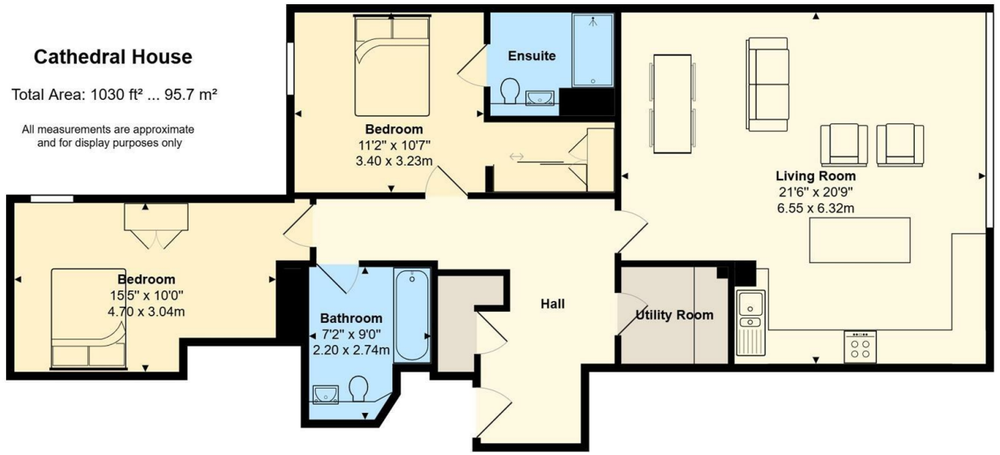
Mr Julian Preston

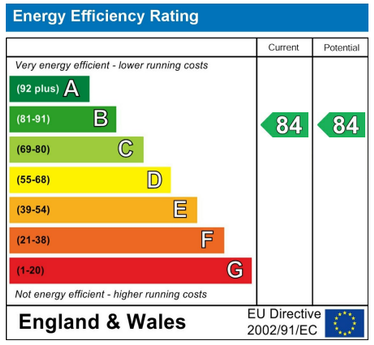
Senior valuer

julian@jeffreyross.co.uk

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 the Homeowner





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)

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

Rated B

Council Tax

Band F

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 21;6" x 20'9" (6.40m;1.83m x 6.32m)

Master Bedroom 11'2" x 10'7" (3.40m x 3.23m)

Opens to a walk in dressing area.

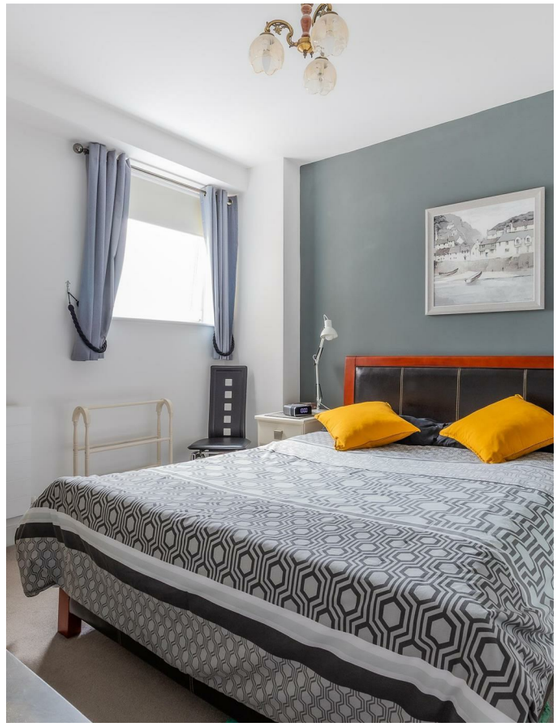
Ensuite

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

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

Parking

There is allocated parking behind an electrically operated barrier.



Hamilton Street

Pontcanna, Cardiff, CF11 9FG

Asking Price

£350,000

2 Bedroom(s) 2 Bathroom(s) 1030.00 sq ft

Contact our
Pontcanna Branch
02920 499680

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.

THE WEST WING