



[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)

CARDIFF

VALE

CAERPHILLY

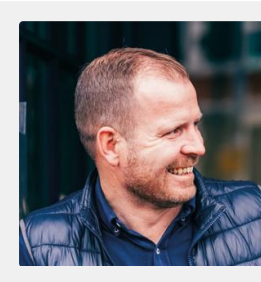
BRISTOL





Located just off Cathedral Road, you're a short stroll from Bute Park, Sophia Gardens and the Principality Stadium, with the city centre on your doorstep. A rare chance to grab a modern home in one of Cardiff's best spots.

Comments by Mr Elliott Hooper-Nash



**Property Specialist**  
**Mr Elliott Hooper-Nash**  
Director

[Elliott@jeffreygross.co.uk](mailto:Elliott@jeffreygross.co.uk)

## The Hamilton Villas

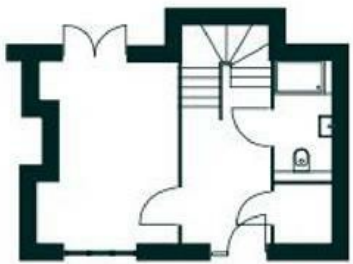
### VILLA 03

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

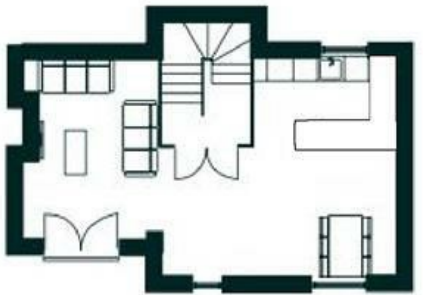
| First Floor      | FT |    | INCHES |     |
|------------------|----|----|--------|-----|
|                  | W  | L  | W      | L   |
| Kitchen & Dining | 18 | 19 | 212    | 222 |
| Living           | 15 | 11 | 177    | 133 |

| 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 |



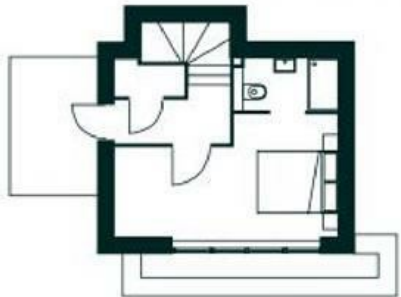
Ground Floor



First Floor



Second Floor



Third Floor

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

Comments by the Homeowner



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





# Hamilton Street

Pontcanna, Cardiff, CF11 9BP

Guide Price

£700,000



4 Bedroom(s)



4 Bathroom(s)



1668.00 sq ft



Contact our  
**Pontcanna Branch**  
02920 499680

**\*\*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





|                                                              |                                                                                                                                      |
|--------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Entrance Hallway                                             | Bedroom Three 14'11" x 10'11" (4.57m x 3.35m)                                                                                        |
| WC & Shower room 10' x 5' (3.05m x 1.52m)                    | To the Third floor                                                                                                                   |
| Sitting Room / Home Office / Bed 4 11' x 15' (3.35m x 4.57m) | Master Bedroom 18' x 15' (5.49m x 4.57m)                                                                                             |
| To the first floor                                           | Ensuite 9' x 4' (2.74m x 1.22m)                                                                                                      |
| Kitchen and Dining 18' x 19' (5.49m x 5.79m)                 | Roof Terrace                                                                                                                         |
| Engineered oak flooring                                      | Garden                                                                                                                               |
| Living Area 15' x 11' (4.57m x 3.35m)                        | Driveway                                                                                                                             |
| Engineered oak flooring                                      | Gated development with allocated parking for 2 cars. One of the parking space benefits an EV charging point and access to the garden |
| To the Second Floor                                          | Council Tax                                                                                                                          |
| Bedroom Two 13' x 11' (3.96m x 3.35m )                       | Band - F                                                                                                                             |
| Ensuite 4' x 7' (1.22m x 2.13m)                              | Tenure                                                                                                                               |
| Family Bathroom 6' x 7' (1.83m x 2.13m)                      | 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

C A R D I F F

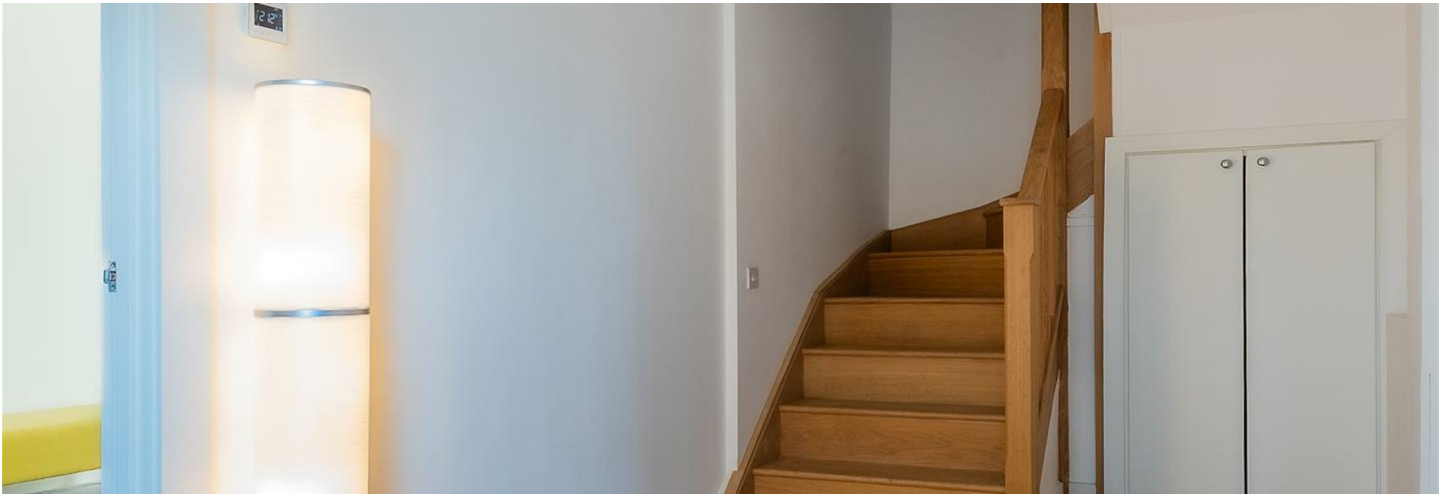
V A L E

C A E R P H I L L Y

B R I S T O L

[www.jeffreygross.co.uk](http://www.jeffreygross.co.uk)









| Energy Efficiency Rating                    |                                                                                                                |           |
|---------------------------------------------|----------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                        | Potential |
| Very energy efficient - lower running costs |                                                                                                                |           |
| (92 plus) <b>A</b>                          |                                                                                                                |           |
| (81-91) <b>B</b>                            |                                                                                                                |           |
| (69-80) <b>C</b>                            |                                                                                                                |           |
| (55-68) <b>D</b>                            |                                                                                                                |           |
| (39-54) <b>E</b>                            |                                                                                                                |           |
| (21-38) <b>F</b>                            |                                                                                                                |           |
| (1-20) <b>G</b>                             |                                                                                                                |           |
| Not energy efficient - higher running costs |                                                                                                                |           |
| <b>England &amp; Wales</b>                  | EU Directive<br>2002/91/EC  |           |

