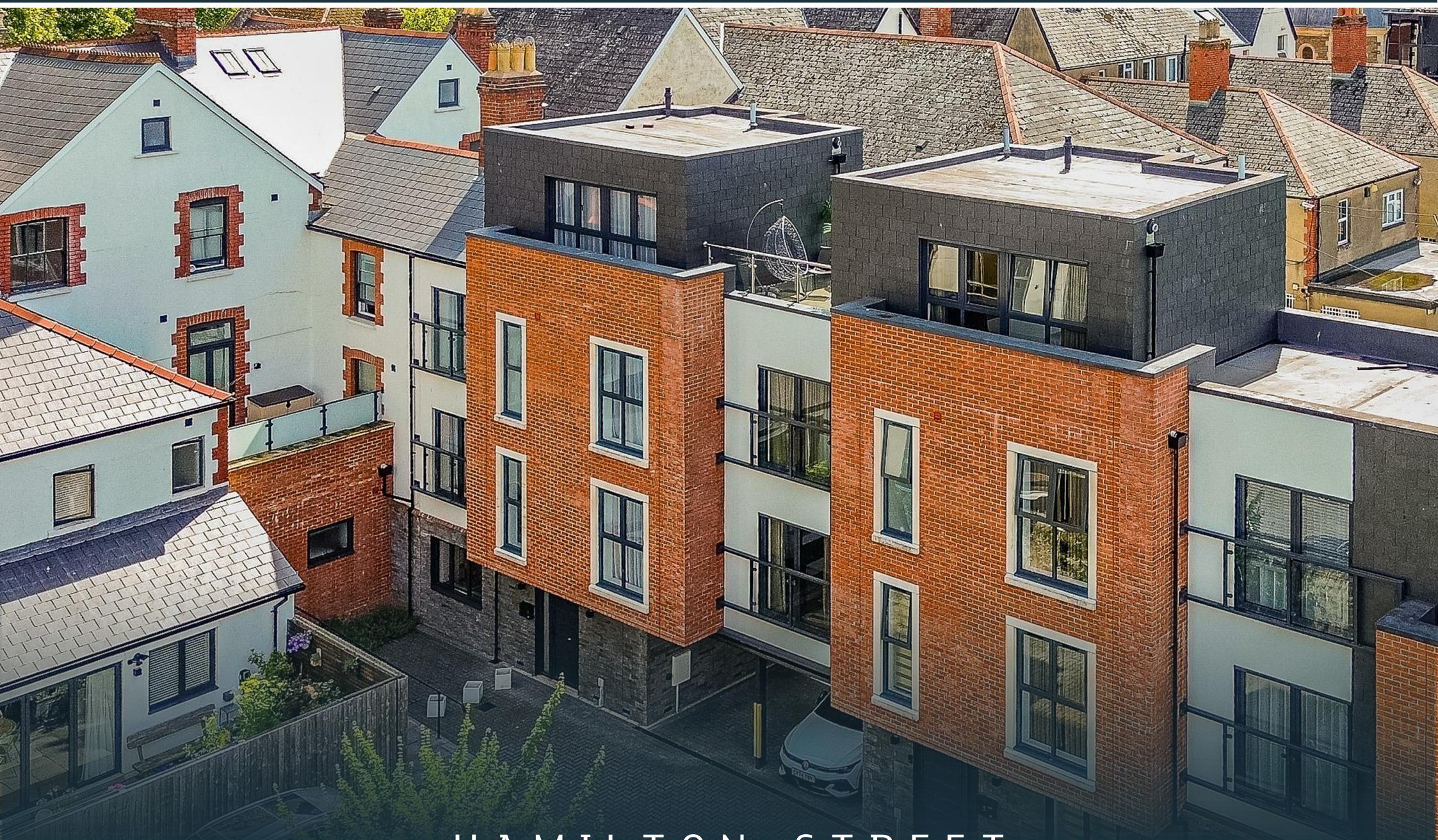


Jeffrey Ross

A LETTINGS
STYLISH SALES
CARDIFF'S HOME FOR



HAMILTON STREET
PONTCANNA



The Hamilton Villas

VILLA 03

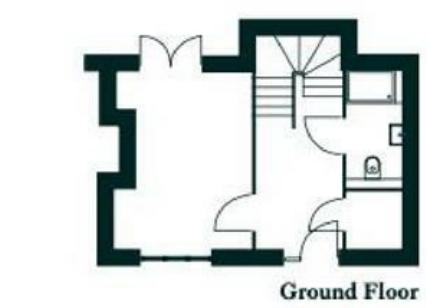
First Floor		FT	INCHES	
		W	L	
Shower Room		10	5	115 58
Study		11	15	135 176

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

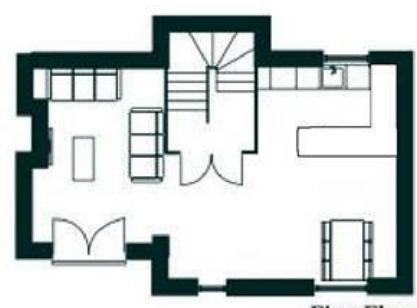
Second Floor		FT	INCHES	
		W	L	
Bedroom 2		13	11	159 138
Bedroom 2 En-Suite		4	7	53 85
Bedroom 3		15	11	175 136
Bathroom		6	7	76 85

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

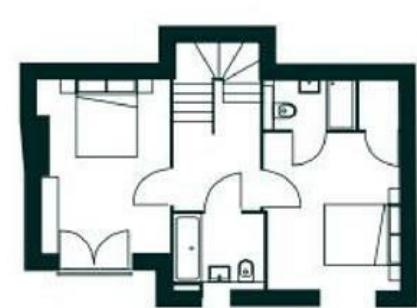
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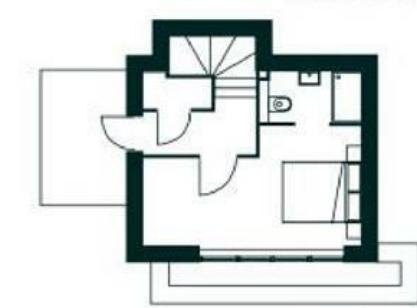
Ground Floor



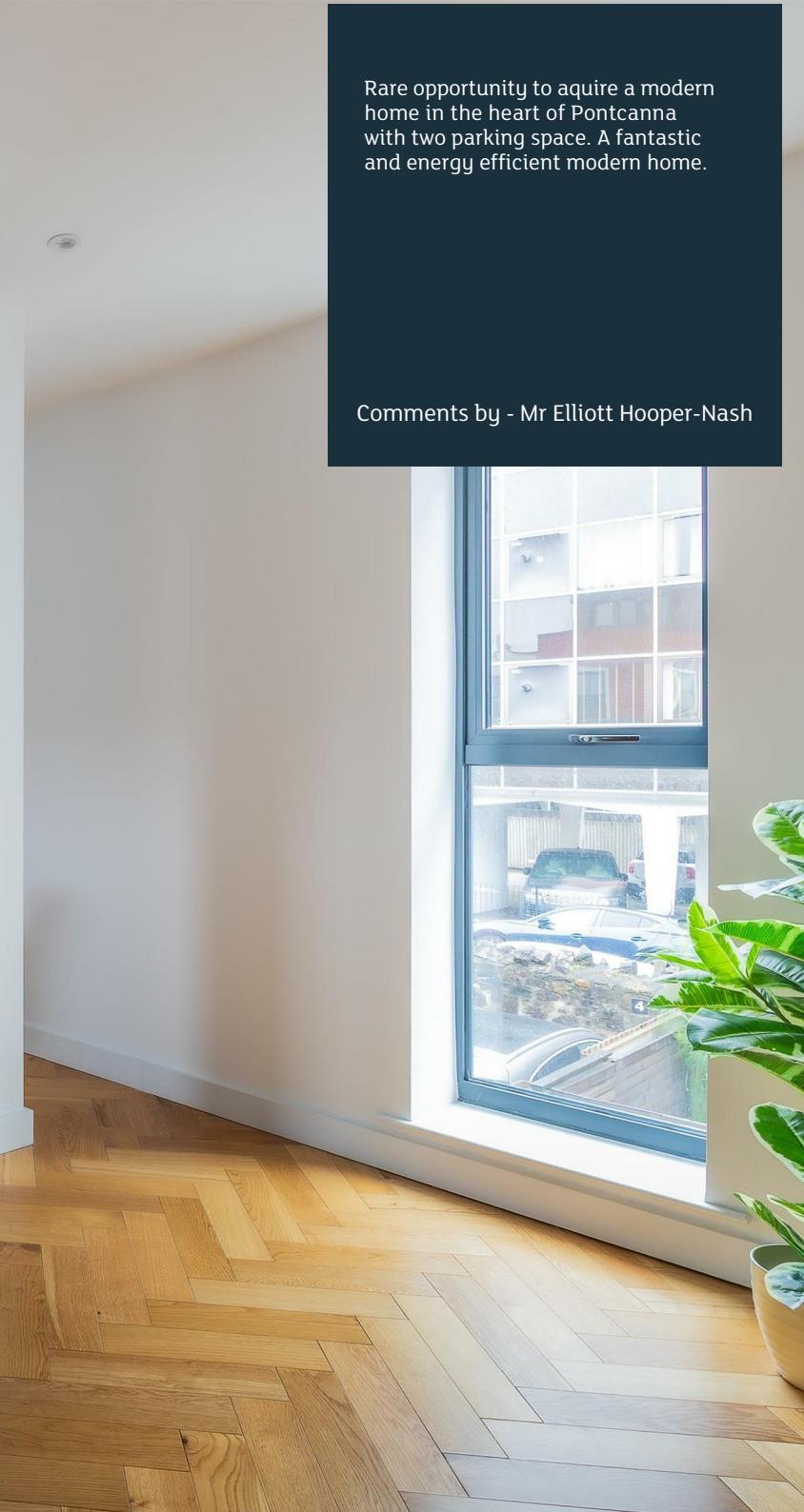
First Floor



Second Floor



Third Floor



Comments by - Mr Elliott Hooper-Nash



HAMILTON STREET

PONTCANNA, CF11 9BP - GUIDE PRICE - £700,000



4 Bedroom(s)



4 Bathroom(s)



1668.00 sq ft

FOUR STOREYTOWNHOUSE**ROOF TERRACE**GARDEN** 2 x PARKING SPACES **PONTCANNA**

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

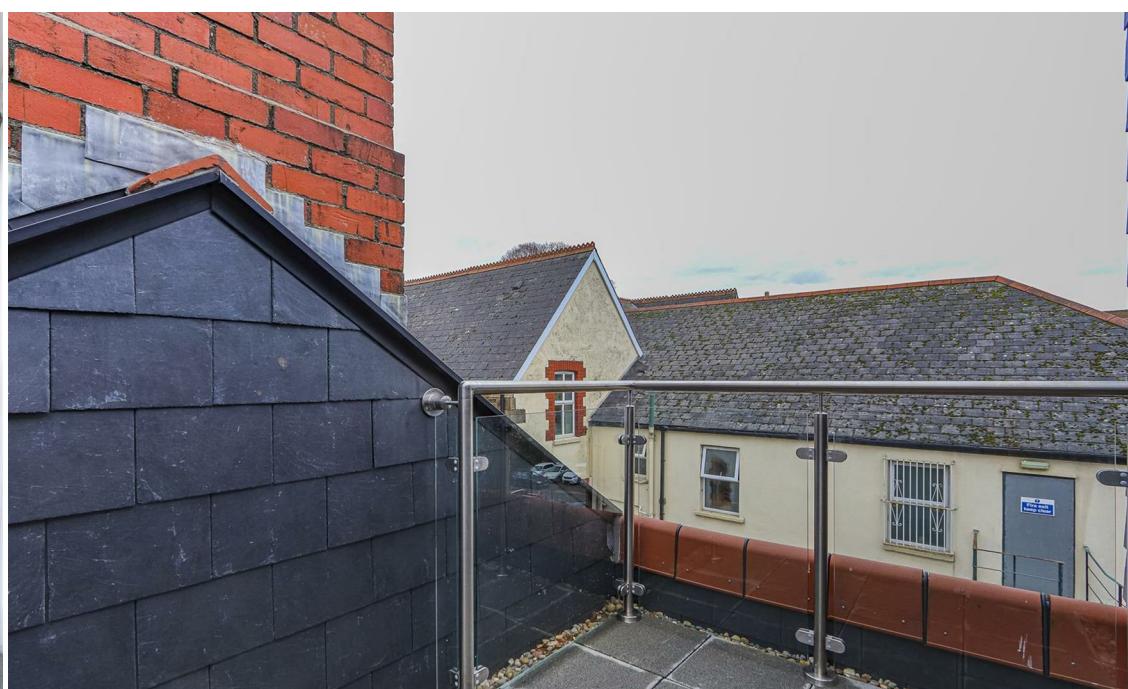
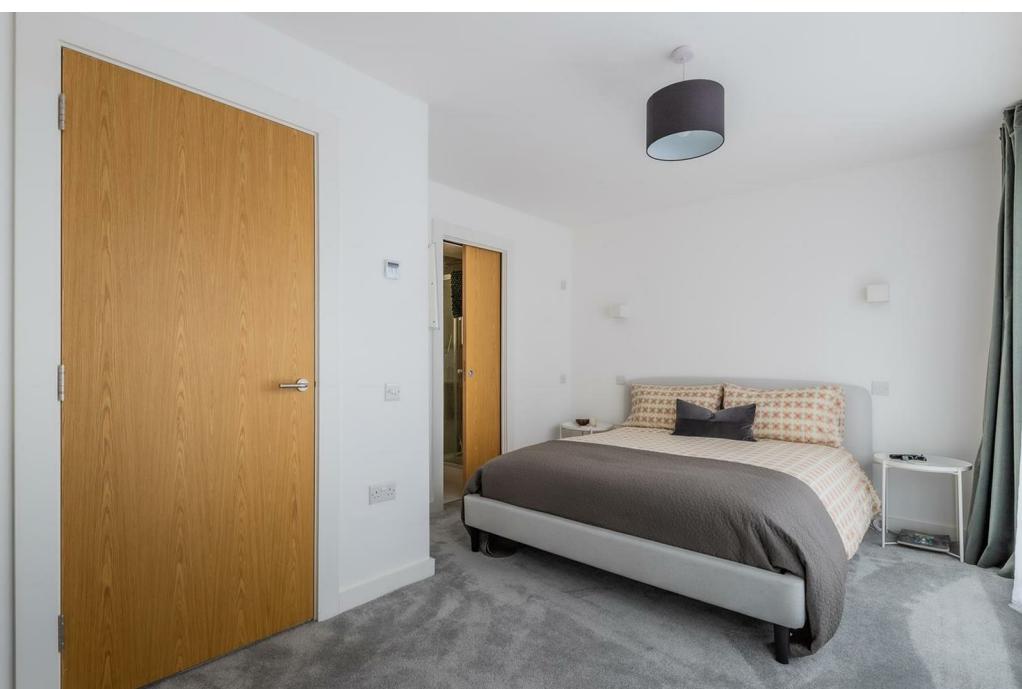
Benefiting from Engineered Oak flooring to the ground floor hallway, Fitted Carpets, Electric Car Charging point, a fully fitted kitchen and four bathrooms, this impressive and modern home is offered for sale with no onward chain. This executive, exclusive development is located in the highly desirable area of Pontcanna, located just off Cathedral Road. Offering off road parking within a stones 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@jeffreyross.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

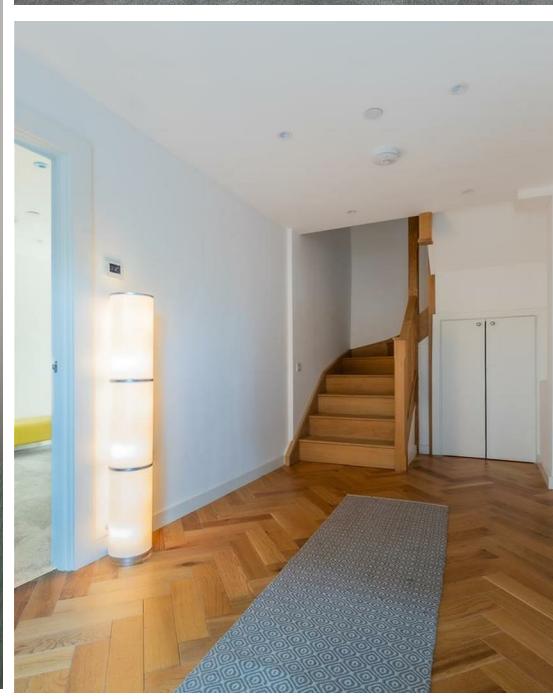
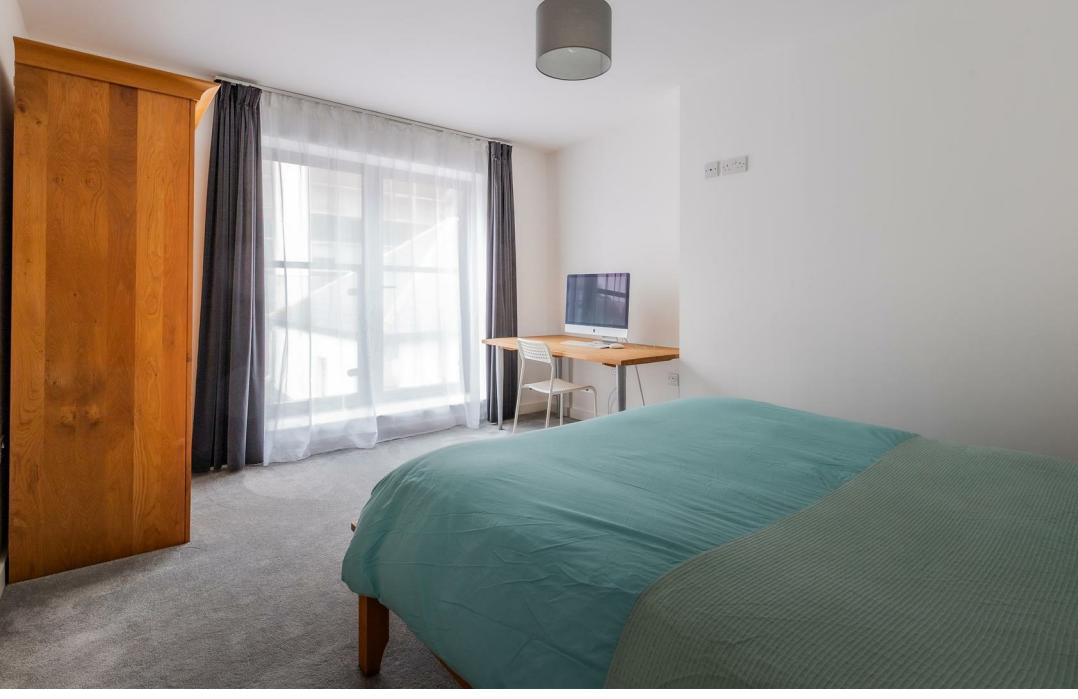
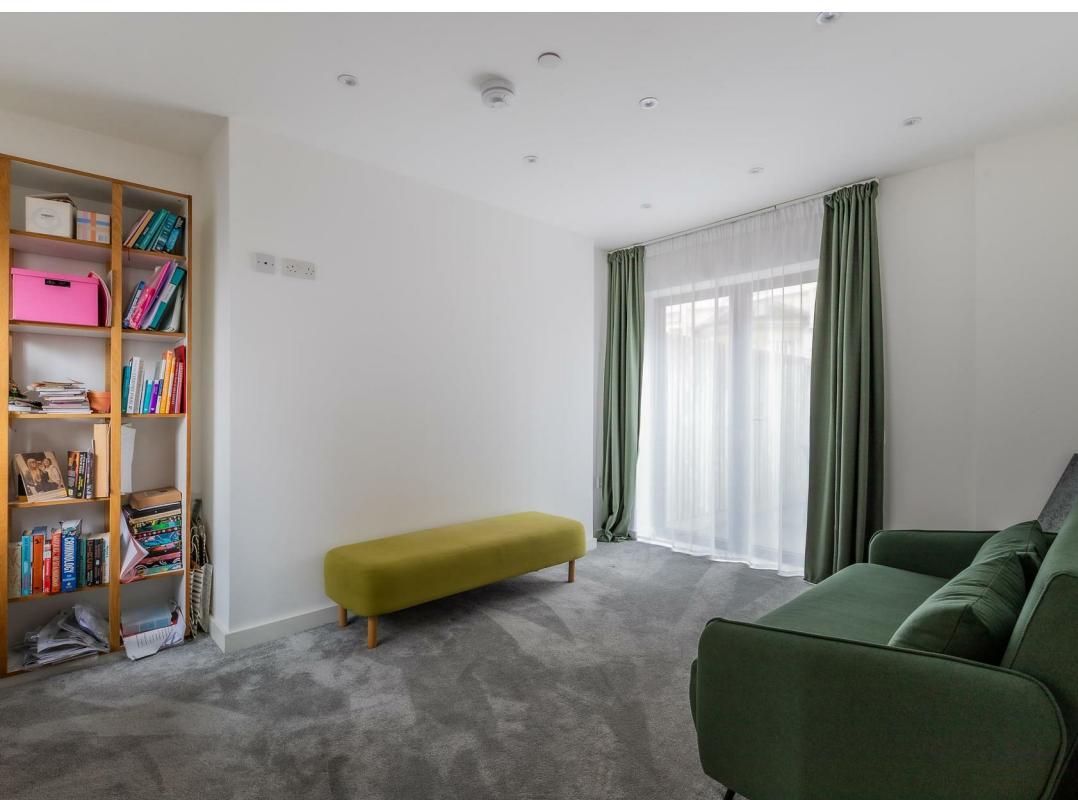
Band - F

Tenure

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

Management 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



