



THE HAMILTON

27 - 29 CATHEDRAL ROAD

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## THE HAMILTON

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The Hamilton is a beautiful, high-specification refurbishment of a 19th century building.

The development consists of 11 apartments (one & two bed) and three villas (3 & 4 bed). Residents will own their very own piece of history, in the heart of Cardiff city.

These homes are located on the stunning, tree-lined Cathedral Road, and within close proximity of the trendy local community of Pontcanna.

Pontcanna offers balance to the city living experience. The area is full of beautiful, open outdoor space and independent boutiques, bistros and bars. Residents and visitors are free to cultivate their own experience. The options are endless.

CGI for illustrative purposes only.

# Elegant & Stylish

11 spacious apartments with incorporated Victorian features, and three intelligently designed modern villas.



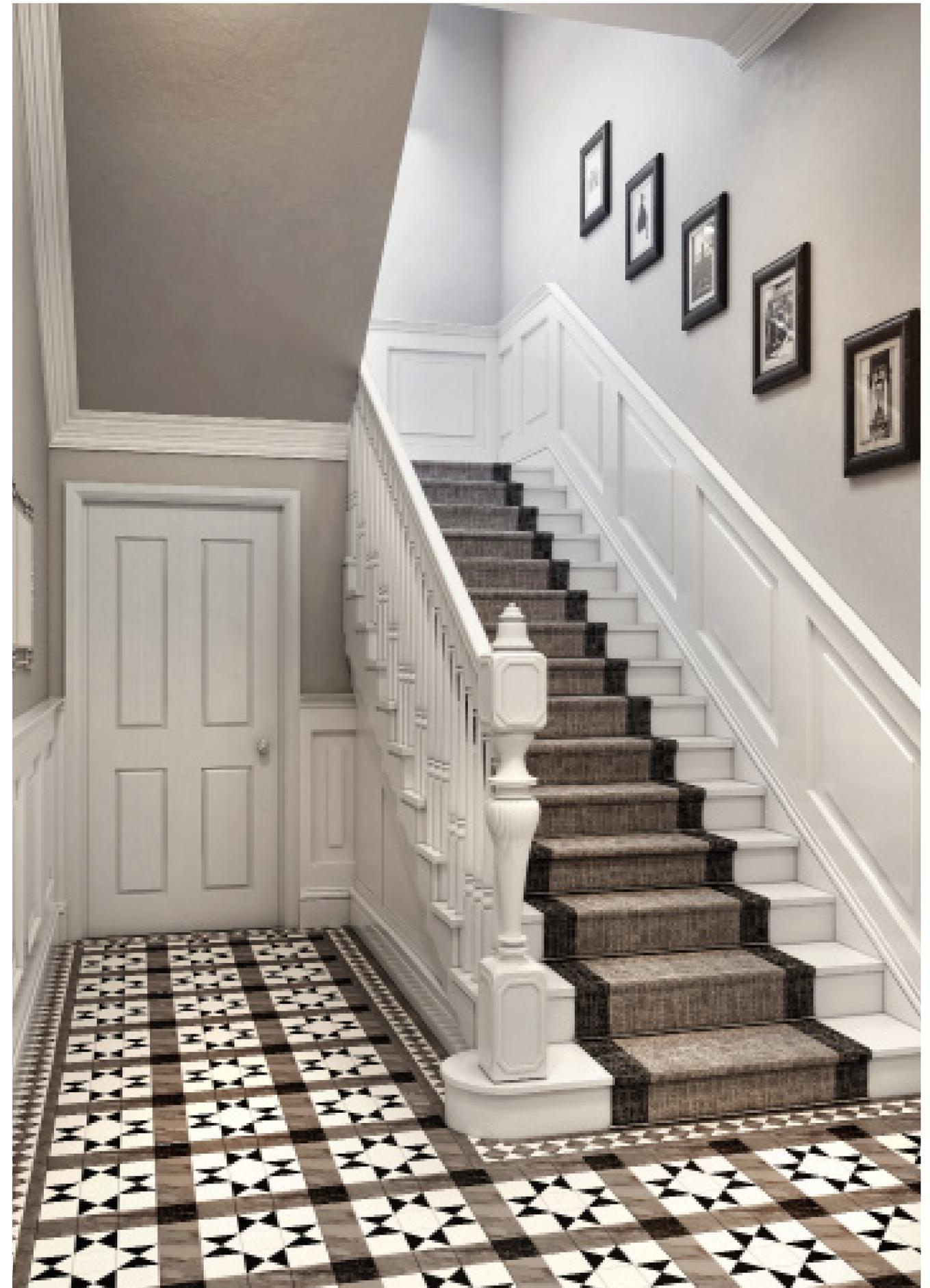
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Throughout the refurbishment, the intentions of the 19th century architect were considered and respected.

At the time of the original build, architectural styles were shifting, moving away from Georgian and into Victorian. Adopting more Gothic influences.

The Hamilton's central building is beautifully balanced, but no detail is the same. During this time, architects avoided symmetry when designing. They wanted their buildings to look as if they'd developed over time.

We've honoured this desire. No home in this development is exactly the same – each has its own story.



CGI for illustrative purposes only.

# The Apartments



## GROUND FLOOR

Four apartments on the ground floor.

Apartment 1 is a two bedroom, with two bathrooms and an open plan kitchen/living area.

Apartments 2 and 3 both have one bedroom, with one bathroom and an open plan kitchen/living area.

Apartment 3 also has a study.

Apartment 4 is a three-bed, with a mezzanine level, two bathrooms, an open plan kitchen/living area and a study.

## FIRST FLOOR

Three apartments on the first floor.

Apartments 5 and 7 have two bedrooms, one bathroom, and an open plan kitchen/living area.

Apartment 6 is a one bedroom, with one bathroom, an open plan kitchen/living area and a study.

## SECOND FLOOR

Four apartments on the second floor.

Apartment 8 is a two bedroom with a mezzanine level, two bathrooms, an additional toilet, a walk-through wardrobe, and an open plan kitchen/living area.

Apartments 9 and 11 both have one bedroom, one bathroom and an open plan kitchen/living area.

Apartment 10 is a two bedroom with a mezzanine level, two bathrooms, and an open plan kitchen/living area.

# The Villas

The Hamilton Villas are modern, spacious villas which offer the very best in easy, turn-key city living.



## VILLA ONE

Set over three floors, this villa provides exceptional open plan living complete with high specification finishes, complete with a roof terrace.

Ground floor: An open plan kitchen/dining area, a toilet and a living room.

First floor: Two bedrooms, two bathrooms and a walk-in wardrobe.

Second floor: Master bedroom, a bathroom, a walk-in wardrobe and a roof terrace.

## VILLA TWO

This stunning home, set over four floors gives you the maximum space. Finished to a high specification, complete with a roof terrace.

Ground floor: A toilet and a study area - perfect for home working.

First floor: An open plan kitchen/dining area and a living room.

Second floor: Two bedrooms, two bathrooms and a walk-in wardrobe.

Third floor: Master bedroom, a bathroom, a walk-in wardrobe and a roof terrace.

## VILLA THREE

Set over four floors, this home provides complete open plan living with the addition of a roof terrace.

Ground floor: A study - perfect for home working and a shower room.

First floor: An open plan kitchen/dining area and a living room.

Second floor: Two bedrooms, two bathrooms and a walk-in wardrobe.

Third floor: Master bedroom, a bathroom and a roof terrace.

# Modern & Flexible

High-quality, high-specification homes designed to give you everything you need.

## PROPERTY SPECIFICATION

### The Apartments

#### HEATING

- Apartments 1-3 & 5-11:
- Electric wet heating system with period style radiator in the lounge/ kitchen area.
- Apartment 4:
- Gas central heating system, under floor heating to the living area.

#### BATHROOMS

- Apartments 1-3 & 5-11:
- Wall hung toilets, vanity unit, thermostatic shower mixer and glass shower screen.
- Apartment 4:
- Porcelanosa sanitary ware (excluding vanity unit)
- Apartments 1 – 8 & 11:
- Fitted Bath with overhead shower.
- All bathrooms:
- Hexagonal grey natural stone mosaic tiles to floor
  - Rectangular, white natural stone mosaic tiles to the walls
- Apartments 1,4, 8 & 10
- En suites

#### WINDOWS

- All Apartments
- Wooden sash double glazed windows

#### KITCHENS

- All Apartments
- Avant-garde kitchens.
  - Natural stone/Quartz worktops.
  - Fitted with integrated Siemens microwaves, hob and oven.
  - Fitted with integrated Bosh dishwasher and fridge freezer.
- Apartments 4, 8 & 10
- Fitted with integrated Bosh washer/ dryers built into the kitchens.

#### SECURITY

- All Apartments
- Electric Gates to car park
  - Video door entry system

#### PARKING

- Secure parking with electric gates
- Apartments 1, 4, 5, 7, 8, 10
- Allocated secure car parking space.
- Apartment 4
- Parking space comes with its own car charging port.

#### INTERNAL FINISHES

- All Apartments
- Engineered wood, Oak Herringbone flooring to the hallway, lounge and kitchens area.
  - Carpet to bedrooms and staircase (where applicable.)
- Apartments 1 – 7:
- Victorian style Coving and picture rails.
- Apartments 8 and 10:
- Partially coved.
- LED lighting throughout
  - Video door entry system
  - 4 panelled doors throughout building
  - BT and Virgin points installed.
  - TV points to lounge, and bedroom
  - Full sprinkler system and Mains linked smoke detectors.

#### TENURE

- The Apartments will be leasehold, with 125-year leases.

## PROPERTY SPECIFICATION

### The Villas

#### HEATING

- Gas central heating
- Underfloor heating throughout

#### BATHROOMS

- Porcelanosa designed bathrooms and accessories with full height tiling.
- Porcelanosa wall hung toilets, thermostatic shower mixer, glass shower screen, chrome mixer taps and fitted bath with overhead shower.
- Charcoal grey vanity units
- Porcelanosa wall tiles
- Porcelanosa floor tiles

#### EN SUITES

- Villa 1
- Bedroom 1 and 3
- Villa 2
- Bedroom 2 and master bedroom
- Villa 3
- Bedroom 2, master bedroom and shower room to ground floor
- All Villas
- Porcelanosa wall hung toilets, thermostatic shower mixer, glass shower screen, chrome mixer taps and fitted.
  - Charcoal grey vanity units
  - Porcelanosa wall tiles
  - Porcelanosa floor tiles

#### KITCHENS

- Avant-garde kitchens.
- Natural stone/Quartz worktops.
- Every house will be supplied with integrated:
- Siemens microwaves, Hob and oven.
- Bosh dishwasher and fridge freezer.
- Bosh washer/dryers built into the kitchens.
- Plus a Integrated wine cooler

#### WINDOWS

- Aluminium double glazed windows
- Aluminium External Doors

#### INTERNAL FINISHES

- Engineered wood, Oak Herringbone flooring to the hallway, lounge and kitchens area.
- Carpet to bedrooms
- Ground to first floor oak staircase with oak handrail and spindles,
- Staircase carpeted from first floor up, with oak handrail and spindles.
- LED lighting throughout
- Video door entry system via pedestrian gate from Hamilton Street (pedestrian gate for use of 3 houses only
- Doors to be specified.
- BT and Virgin points installed.
- TV points to lounge, and bedroom
- Full sprinkler system, mains linked smoke detectors.

#### SECURITY

- Electric Gates to car park
- Video door entry system
- Single electric gate to pedestrian for villa use

#### PARKING

- Villa 1
- Parking bay to the side of the property with gated entrance into courtyard to the rear of the property.
- Villa 2 and 3
- Allocated parking space in car port, under the property
  - Car charging port located in the parking bays.

#### EXTERNAL

- Landscaped areas to communal courtyard
  - External lighting systems in the rear courtyard and parking area •
- Villas 2 & 3
- Composite decking to roof garden

\*Customer upgrades and additional choices are available at an extra cost and subject to availability within build programme time lines. Please ask your sales agents for further details

# Central & Connected

Cardiff, the capital city of Wales, is a vibrant hub of activity and culture, full of attractions to explore and sights to see. From Cardiff Castle, to Cardiff Bay and the Millennium Centre, to Principality Stadium, there's never a dull moment.

The Hamilton is also surrounded by renowned schools and universities, such as Cardiff University, Llandaff Cathedral School and Howell's School.

Whatever it is you're searching for, Cardiff – and the incredible area of Pontcanna – has everything you could need.

## Your local amenities

**Sofia Gardens Cricket Grounds**  
0.3 Miles

**Bute Park**  
0.6 Miles

**Principality Stadium**  
0.5 Miles

**Cardiff Central**  
0.8 Miles

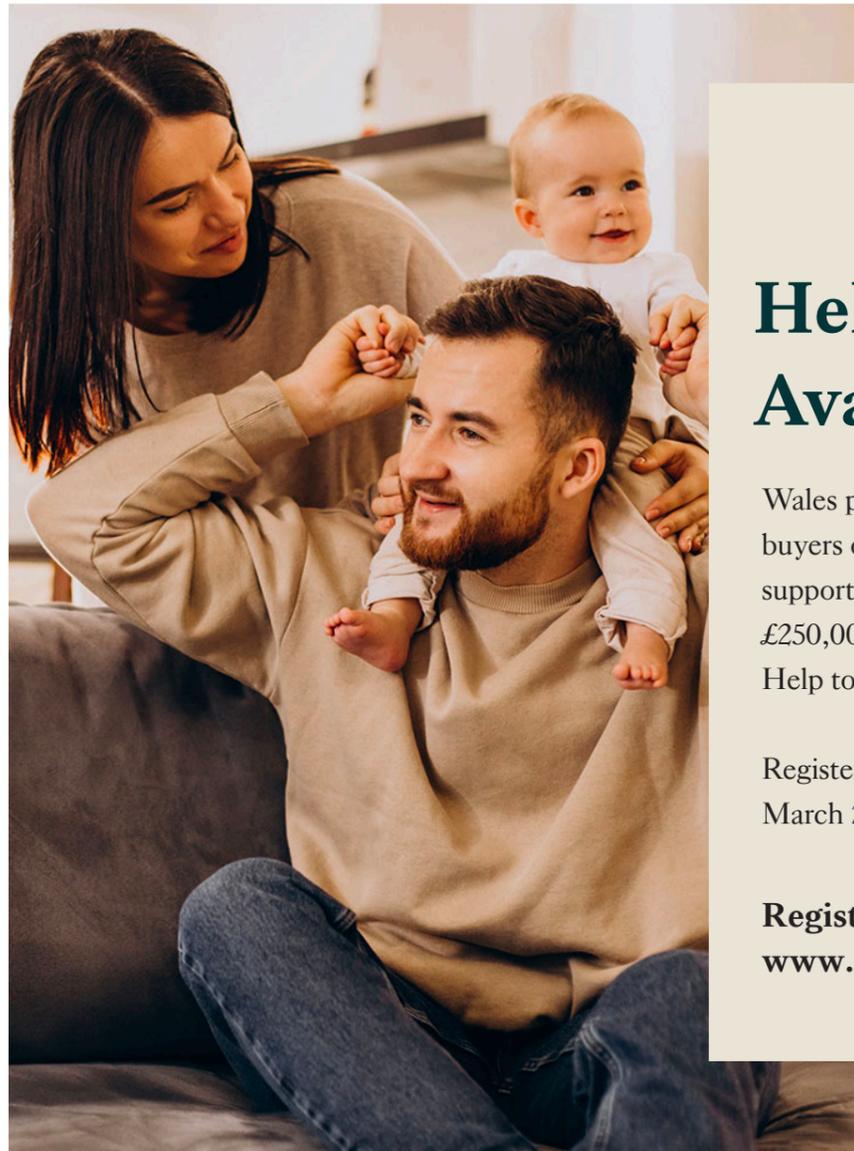
**Wales Millennium Centre**  
2.0 Miles

**Cardiff Bay**  
3.1 Miles

**Local restaurants & café's**  
*Kiln & Ilk Pontcanna*  
*Elgano Italian Restaurant*  
*The Cricketers*  
*Milkwood*  
*Rockin Chair*  
*Cardiff Distillery*

**Schools & Education**  
*Howell's*  
*Llandaff Cathedral School*





## Help to Buy Available

Wales provides a shared equity loan to buyers of new-build homes. The scheme supports the purchase of homes up to £250,000 bought through a registered Help to Buy builder.

Register your application before the 30th March 2021.

Register your details at [www.gov.wales/helptobuy](http://www.gov.wales/helptobuy)

### SALES AGENTS

For more information about the properties, visit [www.thehamiltoncardiff.com](http://www.thehamiltoncardiff.com) or talk to our sales agents.

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