

Hamilton Street,

Pontcanna, Cardiff, CF11 9BP



Estate Agents and
Chartered Surveyors

Asking Price Of

£610,000



Mid Terraced House

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Property Description

****PERIOD TERRACED HOUSE IN THE HEART OF PONTCANNA**** An opportunity to acquire a bay fronted terraced house retaining period features and offering well proportioned accommodation throughout. The property offers entrance hall with original mosaic floor tiles, two reception rooms, modern open plan kitchen/family room plus utility room and cloakroom. To the first floor there are two double bedrooms including master with free standing bath and separate shower, there is also a second bathroom to this floor. To the second floor there is a further double bedroom with en-suite shower room. Outside there is an enclosed rear garden with patio and composite decking with sunken bespoke fitted hot tub. ****VIEWING RECOMMENDED****

Tenure Freehold

Council Tax Band F

Floor Area Approx 1,826 sq ft

**Viewing Arrangements
Strictly by appointment**

LOCATION

Located close to the City Centre Pontcanna is an area of tree lined streets with numerous cafe's, restaurants, public houses and independent retailers within easy walking distance. The property is within walking distance to the delightful Llandaff Fields and Sophia Gardens. There is regular public transport also close at hand.

ENTRANCE HALL

Entered via wooden front door, half glazed. Tiled flooring. Central heating radiator. Stairs with ornate wooden balustrades and newel post. Wooden doors to all rooms.

LOUNGE

14' 5" x 12' 10" (4.40m x 3.92m)
Bay window to front aspect. Wooden flooring. Feature marble fireplace with tiled hearth and tiled inserts. Ornate coving to ceiling, picture rail, central heating radiator and power points.

DINING ROOM

12' 3" x 11' 0" (3.75m x 3.36m)
Second reception room with half glazed doors. Wooden flooring. Built in cupboard with glass doors fitted to one alcove. Coving to ceiling, picture rail, radiator and power points.

KITCHEN/FAMILY ROOM

29' 11" x 10' 11" (9.13m x 3.34m)
Two windows to side aspect. Fitted wall and base units with contrasting work surfaces incorporating white ceramic sink and drainer with mixer tap over. Plumbed for dish washer and space for tall fridge freezer. Built in gas hob with electric oven. Ceramic tiled flooring throughout this area. Fitted log burner. Spotlights to ceiling and central heating radiator. Glazed double opening doors leading to rear garden.

UTILITY/CLOAKROOM

7' 0" x 5' 5" (2.15m x 1.67m)
Plumbed for automatic washing machine and tumble dryer. WC.

FIRST FLOOR LANDING

Landing giving access to bedrooms and bathroom plus stairs to top floor.

MASTER BEDROOM

17' 0" x 14' 7" (5.19m x 4.46m)
Bay window plus additional window to front aspect. Coving to ceiling, picture rail. Central heating radiator. Feature cast iron fireplace. Fitted cupboard to one alcove.

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BATHROOM

12' 2" x 11' 0" (3.73m x 3.36m)

White suite comprising free standing bath with tiled splashbacks, walk in shower, vanity wash hand basin and WC. Wooden flooring. Central heating radiator.

BEDROOM TWO

11' 10" x 10' 11" (3.62m x 3.35m)

Window to side aspect.

DRESSING ROOM

10' 11" x 7' 6" (3.34m x 2.31m)

Window to rear aspect. Carpeted flooring.

SECOND BATHROOM

7' 6" x 5' 7" (2.30m x 1.72m)

White suite comprising panelled bath with shower over, vanity wash hand basin and low level WC.

Tiled flooring and tiled walls. Window to side aspect.

SECOND FLOOR

BEDROOM THREE

12' 9" x 12' 4" (3.90m x 3.78m)

Top floor bedroom with two Velux windows. Central heating radiator. Under eaves storage.

EN-SUITE SHOWER ROOM

Fully tiled shower cubicle with glass doors. Wash hand basin set in vanity unit and WC. Wooden flooring. Heated towel rail.

OUTSIDE

Fenced and bricked border. Artificial grass. Great size garden for Pontcanna.

TENURE

MGY are advised that the property is freehold.

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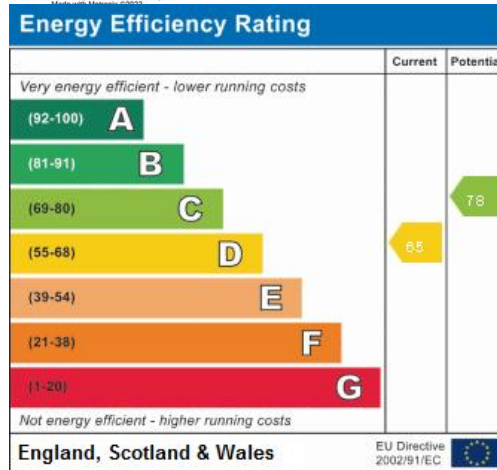
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Pontcanna 02920 397152

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