



THE HAMILTONS  
CATHEDRAL ROAD  
PONTCANNA  
CARDIFF CF11 9FL

ASKING PRICE OF  
**£399,950**



TWO BEDROOM DUPLEX APARTMENT



**2**



**2**



**2**



**1**

**\*\*LUXURY DEVELOPMENT IN THE HEART OF PONTCANNA\* \*NO CHAIN\*\*** MGY are delighted to bring to market this deluxe duplex two bedroom apartment located in a modern development in the heart of Pontcanna. The property is surrounded by delightful cafes, restaurants, shops and sporting venues, plus only a short walk to the City Centre, Sophia Gardens and Llandaff Fields. The property is located on the top floor and is approx. 925 sq ft. The accommodation comprises an open plan lounge, diner and kitchen, bedroom (with en-suite) to the ground floor, and master bedroom plus family bathroom to the first floor. There is one allocated off-road parking space with the property. **\*VIEWING HIGHLY RECOMMENDED\***

#### LOCATION

This development is situated on the corner of Hamilton Street and Cathedral Road which is a tree lined road where character properties are located within an area of a café culture lifestyle with both a large English population and large Welsh language speaking population as Pontcanna is a popular hotspot for the Welsh-speaking arts and media elite. The area was formerly home to the Welsh studios of HTV and S4C's headquarters with the BBC's Broadcasting House still nearby in Llandaff. Located on the edge of the City Centre Pontcanna gives easy access to the centre for professionals, as well as easy access to Sophia Gardens and Pontcanna Fields which form a large strip of parkland between Pontcanna and the River Taff. The SWALEC Stadium is home to Glamorgan County Cricket Club and the Sport Wales National Centre are located on Sophia Close, just across the road from the subject properties. The Principality Stadium is also a short walk away.

#### ENTRANCE HALL

Engineered oak herringbone flooring. Radiator. Spotlights to ceiling. Wall mounted video door entry system. Doors to lounge/kitchen/diner and bedroom. Stairs rising to first floor.

#### LOUNGE/DINER/KITCHEN

18' 10" x 13' 11" (5.76m x 4.26m)  
Large double glazed sash windows to the front with fitted shutter blinds. Engineered oak herringbone flooring. BT and Virgin points installed. Spotlights and pendant light fitting to ceiling. TV aerial point. Radiator. To the kitchen, there is a range of base and drawer units with Quartz worktop over incorporating 1.5 sink with mixer tap over. Integrated 'Siemens' microwave, oven and hob with extractor hood above, dishwasher and fridge freezer. Spotlights to ceiling. Radiator.

**TENURE: LEASEHOLD**

**COUNCIL TAX BAND: D**

**FLOOR AREA APPROX: 925 SQ FT**

**VIEWING: STRICTLY BY APPOINTMENT**

#### BEDROOM TWO

11' 7" x 16' 5" (3.54m x 5.02m)

Double glazed sash window to rear aspect with fitted blinds. Double bedroom. Pendant light fitting and spotlights. Built in wardrobe and separate cupboard housing boiler. Alcoves. Carpeted flooring. TV aerial point. Radiator. Door to en-suite:

#### ENSUITE

Fully tiled floor and walls. Wall mounted chrome heated towel rail. WC. Vanity wash hand basin with mixer tap over. LED wall mounted mirror. Walk in drench shower. Spotlights to ceiling.

#### FIRST FLOOR LANDING

Carpeted landing. Skylight. Doors to bedroom one and bathroom. Spotlights. Glass balustrade overlooking the ground floor.

#### BEDROOM ONE

18' 5" x 12' 3" (5.63m x 3.74m)

Two Velux sky light windows to rear. Double bedroom. Pendant light to ceiling. Carpeted flooring. TV aerial point. Radiator.

#### BATHROOM

8' 7" x 5' 7" (2.63m x 1.72m)

Obscure double glazed window to rear aspect. Fully tiled floor and walls. Wall mounted chrome heated towel rail. Vanity wash hand basin with mixer tap over and LED wall mounted mirror. WC. Fitted bath with mixer tap with drench shower head over. Extractor fan. Spotlights to ceiling.

#### PARKING

One allocated off-road parking space to the rear.

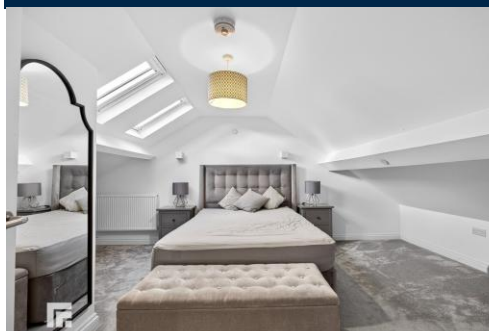
#### TENURE

MGY have been advised that the property is LEASEHOLD with a service charge of approx. £1,780.71 per annum and a ground rent of £250 per annum, with a 250 year lease from 2021.





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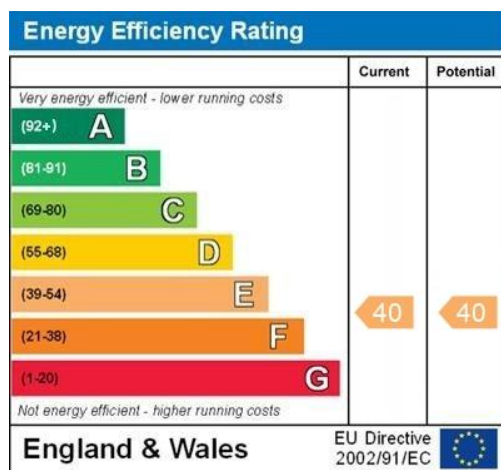
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GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PONTCANNA** 02920 397152

95 Pontcanna Street, Pontcanna, Cardiff, South  
Glamorgan, CF11 9HS



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