



Hamilton Street, Cardiff CF11 9BP

welcome to

Hamilton Street, Cardiff

Spacious three-bedroom period home on sought-after Hamilton Street, Pontcanna. Just moments from cafés, shops and bars, with easy access to Cardiff City Centre. Features a sunny south-facing garden - ideal for summer living.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

Tiled floor, gas radiator, access to all downstairs rooms, stairs to upper floor.

Lounge

12' 8" Max x 14' 6" Max (3.86m Max x 4.42m Max)
Wood flooring, gas radiator, fireplace, single glazed bay windows to front, three double plug sockets.

Reception Room

11' 1" Max x 12' 7" Max (3.38m Max x 3.84m Max)
Wood flooring, fireplace, doors to garden, gas radiator, two double plug sockets.

Kitchen / Diner

27' 5" Max x 10' 5" Max (8.36m Max x 3.17m Max)
Integrated gas hob, extractor fan, oven and grill, wall and base units, dishwasher, sink and drying area, three double plug sockets & two single plug sockets, spot lights, wine rack, tiled flooring, patio doors to garden, two single glazed windows to side of property, one gas radiator, understairs storage, tiled wall.

Bedroom One

17' 2" Max x 14' 8" Max (5.23m Max x 4.47m Max)
Wood flooring two gas radiators, fireplace, three double plug sockets, single glazed bay windows and window to front of property.

Bedroom Two

11' 9" Max x 11' 2" Max (3.58m Max x 3.40m Max)
Gas radiator, carpeted floor, two double plug sockets, single glazed window to rear.

Bedroom Three

10' 4" Max x 10' 7" Max (3.15m Max x 3.23m Max)
Carpeted, single glazed window to rear of property, storage cupboard with boiler, gas radiator, two double plug sockets.

Bathroom One

7' 3" Max x 7' 3" Max (2.21m Max x 2.21m Max)
Tiled floor and walls, heated towel rail, free standing bathtub, wc, handwash basin, extractor fan, single glazed frosted window to side.





Bathroom Two

7' 5" Max x 7' 2" Max (2.26m Max x 2.18m Max)

Walk in shower, wc, handwash basin, heater towel rail, two frosted single glazed window to side of property, tiled floor and walls.

Agents Notes

Please note the property is affected by subsidence and has not been subject to remedial works.



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Hamilton Street, Cardiff

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- Traditional Three double bedroom period property
- South facing garden

Tenure: Freehold EPC Rating: D
Council Tax Band: F

guide price

£450,000



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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Property Ref:
CRP108218 - 0007

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