



22 Hamilton Street

Pontcanna, Cardiff, CF11 9BP

£395 Per Calendar Month

HARRIS & BIRT

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****Room to rent****

A well presented light and airy first floor double bedroom in this traditional double bay fronted four bedroom property. Pontcanna is known for its numerous green spaces like Pontcanna Fields, home to the Sophia Gardens Cricket Ground, the Sports Wales National Centre, and walking paths in Llandaff Fields. Restaurants serving creative Danish, Indian, and Catalan fare sit alongside gastropubs and hip coffee shops, while indie shops sell gifts and homewares. Nearby Chapter Arts Centre hosts concerts and exhibitions.

The property is fully furnished with shared use of a good size lounge diner, fitted kitchen also with a dining area, utility room, first modern first floor bathroom/wc. and an enclosed rear garden mainly laid to lawn. Gas central heating. UPVC double glazing. EPC Rating D. Council Tax Band F. Rent £395 pcm - all bills are on top of the rent. Deposit £495. Available after 19th May 2025





HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge

Cardiff

65 High Street, Cowbridge, CF71 7AF

359 Caerphilly Road, Cardiff, CF14 4QF

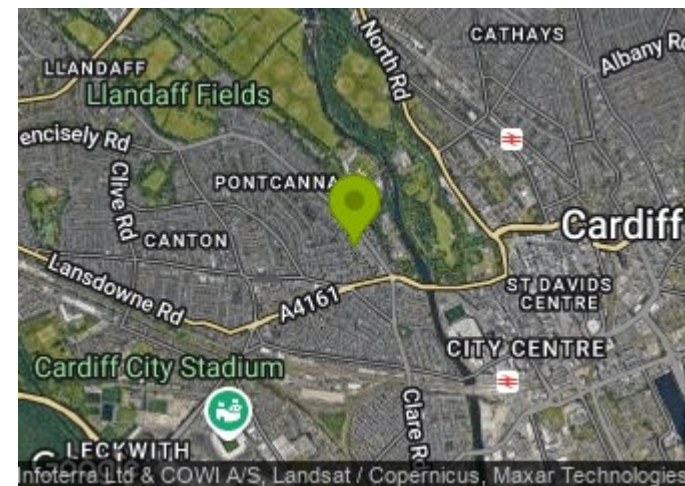
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

