







TO LET
£2,000 Per Calendar Month
| PLASTURTON AVENUE | CARDIFF | CF11 9HH



- Stunning family home
- Found bedrooms
- Double reception room
- Heart of Pontcanna
- Open Plan kitchen and dining
- £2000 per calendar month

 **4**
 **2**
 **2**
 **64**

THE PROPERTY

****SUPERB FOUR BEDROOM FAMILY HOME IN PONTCANNA**** Hern & Crabtree are delighted to present this fantastic four bedroom house located in the heart of Pontcanna. This property is presented to an extremely high standard and briefly comprises two reception rooms, plus a stunning rear extension with open plan kitchen dining area and bi-folding doors opening onto the patio garden. Upstairs there are three double bedrooms, a further single bedroom/office and a superb family bathroom with bath and separate shower cubicle. Furthermore there is a spacious loft room to the second floor. Externally there is a courtyard gardens to the front and rear, on street parking to the front, and very close proximity to the cafe culture of Pontcanna, Llandaff Fields and a short stroll into the City Centre. This property offers quality spacious accommodation, with lovely periodic features throughout. Available at £2000pcm from March 2024. Strictly Professionals Only (No Sharers). No Pets. EPC D. 12 month tenancy. Council Tax Band G.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



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Hern & Crabtree

IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.