



TO LET

£2,300 Per Calendar Month

| HAMILTON STREET | CARDIFF | CF11 9BP



- Refurbished House
- Period Features
- Garden
- Four Bedrooms
- Brand New Kitchen
- Unfurnished

 **4**
 **1**
 **3**
 **59**



THE PROPERTY

****SUPERB FOUR BEDROOM TERRACED HOUSE WITH PERIOD FEATURES**** Hern & Crabtree are delighted to present this superb four bedroom three storey house located just off Cathedral Road. This property has recently undergone extensive refurbishment and is presented in immaculate condition throughout. The house comes unfurnished and comprises as follows:

Ground Floor - Two Reception Rooms, large open plan dining area with brand new kitchen to the rear complete with integrated dishwasher, fridge freezer and also a washing machine. Furthermore there is access to the rear garden and also to the cellar offering useful storage.

First Floor - Three Bedrooms and a lovely family bathroom complete with bath and separate shower cubicle, and an additional separate WC.

Second Floor - Fourth Bedroom or this could be used as an office/study.

Externally there is a sunny rear garden with storage shed, on street parking to the front and just a 10 minute walk to Pontcanna and the City Centre. Available at £2300pcm from August 2024. Strictly Professionals Only. EPC D.

Front Reception Room



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	59	76
(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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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.