

# Plasturton Avenue

CARDIFF, CF11 9HH

**£2,200 PER CALENDAR MONTH**

**Hern &  
Crabtree**

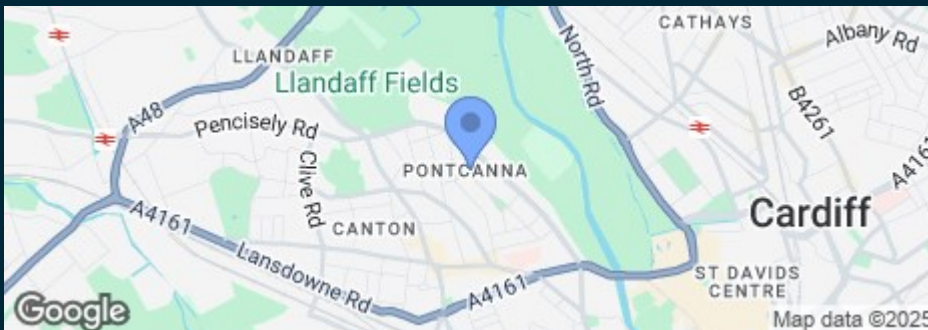
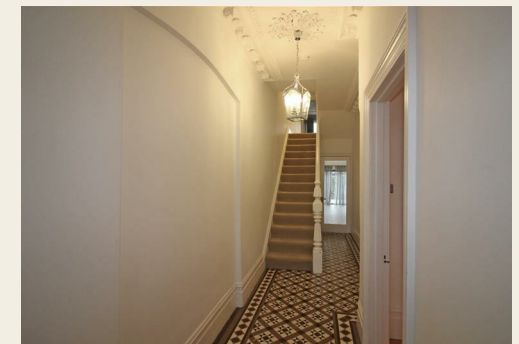




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**\*\*SUPERB FOUR BEDROOM FAMILY HOME IN PONTCANNA\*\*** Hern & Crabtree are delighted to present this fantastic four bedroom house located in the heart of Pontcanna. This property is presented to an extremely high standard and briefly comprises two 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 are 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 £2200pcm from September 2025. Strictly Professionals Only (No Sharers). No Pets. EPC D. 12 month tenancy. Council Tax Band G.

A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided false or misleading information.







Good old-fashioned service with a modern way of thinking.

