

# Hamilton Street

PONTCANNA, CF11 9BQ

**£950 PER CALENDAR MONTH**

**Hern &  
Crabtree**





# Hamilton Street

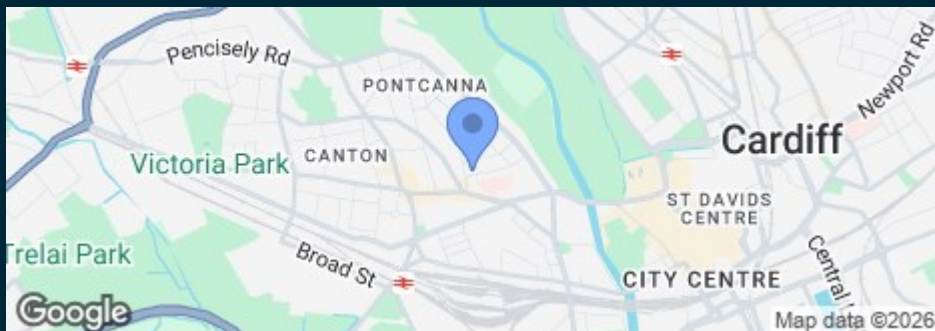
Available to let is this superb, first-floor apartment, perfectly positioned at the top of Hamilton Street in the heart of Pontcanna. This home offers modern living in one of Cardiff's most sought-after neighbourhoods.

The property features a bright bay-fronted living/dining room with a charming outlook over a leafy, tree-lined street, a contemporary fitted kitchen, a modern bathroom with sunken bath, and a well-proportioned bedroom. Finished to an excellent standard throughout, the apartment blends style, comfort, and convenience.

Ideally situated for easy access to the City Centre, Canton, Pontcanna's cafés and shops, and nearby parks.

Available immediately. EPC Rating D Council Band C. £950PCM. Unfurnished,

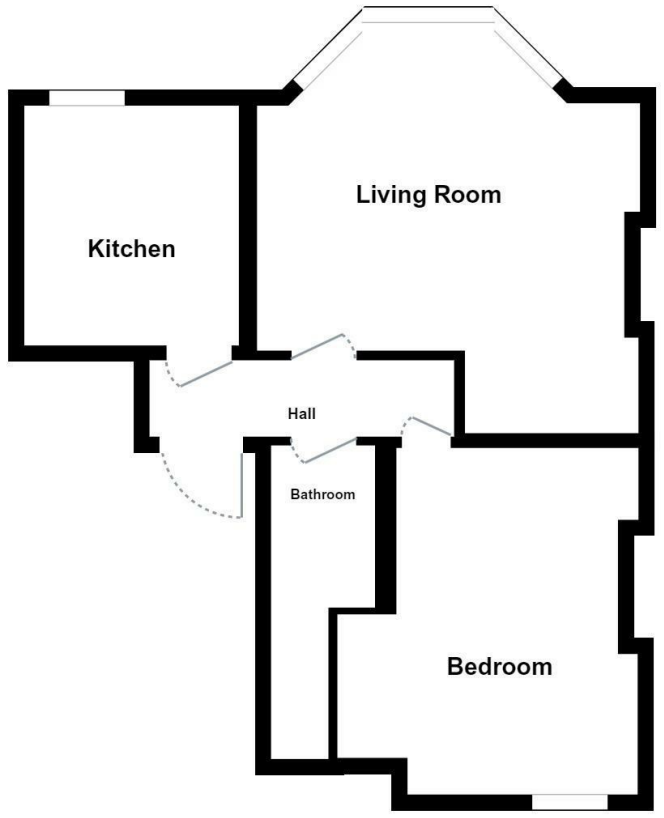
A holding fee of £150 will be payable to secure the property. This will be deducted from the final balance of the first month rent payable upon moving into the property subject to a successful application. Hern & Crabtree Ltd reserves the right to retain this payment should the applicant have provided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







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



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

