



18 Ffordd Helygen

Llanharry, Pontyclun CF72 9GJ

£1,000 Per Calendar Month

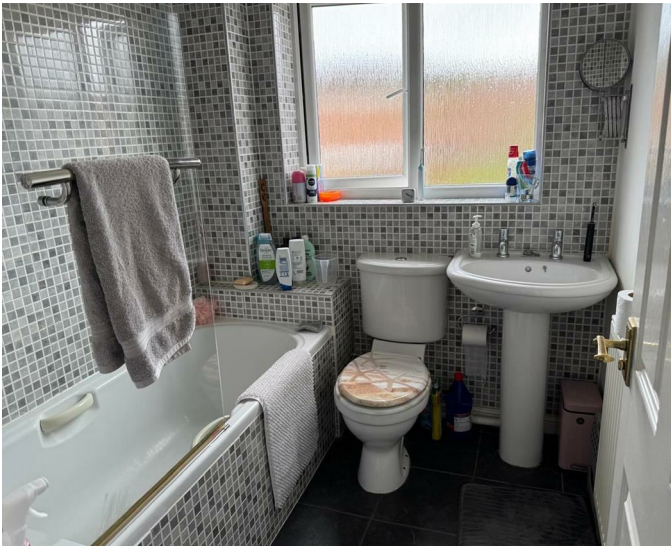
HARRIS & BIRT



A very well presented modern three bedroom semi detached property situated in this popular location. The property has an entrance hallway with stairs to first floor, a good size light and airy lounge with very generous understairs storage cupboard with light and power, and a fitted kitchen /diner with integral oven hob and hood, space for table and chairs and patio doors leading to an enclosed lawned rear garden. There are three bedrooms to the first floor and modern bathroom/wc with shower over the bath. The property has off road parking, and benefits from gas central heating and double glazing. It is offered for rental on an unfurnished basis at £1000 pcm. Deposit £1100. EPC rating C. Council tax band C. Available immediately







HARRIS & BIRT

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	76	
(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		

