



hrt

herbert r thomas

24 Heol Y Dolau

Pencoed, Bridgend, Bridgend, CF35 5LQ

£1150.00 pcm

A spacious four bedroom mid-terraced property situated within the popular village of Pencoed. Ideally located for local schools and amenities and close to the M4 for commuting.

Accommodation comprises; entrance hall, ground floor WC, kitchen/ diner, lounge with patio doors to conservatory and low maintenance garden. To the first floor, 2 double bedrooms plus one small single and family bathroom. To the top floor primary bedroom with double wardrobe and en suite shower room. The property offers single front parking & single garage.

EPC Rating C. Council Tax band D



Contacts

Bridgend Office

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																		
24 Heol Y Dolau Pencoed Bridgend CF35 5LQ	Energy rating C	Valid until: 28 October 2031 Certificate number: 0998-0816-0722-0123-3093																																
Property type	Mid-terraced house																																	
Total floor area	111 square metres																																	
Rules on letting this property																																		
Properties can be let if they have an energy rating from A to E.																																		
You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-landlord-guidance).																																		
Energy rating and score																																		
This property's current energy rating is C. It has the potential to be B.		The graph shows this property's current and potential energy rating.																																
See how to improve this property's energy efficiency .		Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.																																
For properties in England and Wales: the average energy rating is D the average energy score is 60																																		
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>92-101</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-91</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td>← C</td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>			Score	Energy rating	Current	Potential	92-101	A			81-91	B			69-80	C	← C		55-68	D			39-54	E			21-38	F			1-20	G		
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