



hrt

herbert r thomas

1 Ffridd Las
Broadlands, Bridgend, CF31 5AF

£950.00 PCM

A must see three bedroom link detached property set in a cul de sac, located on the popular area of Broadlands. Well presented, with entrance hallway, W.C, living room. Fitted kitchen and dining area with patio doors leading to the conservatory, opening out onto enclosed rear garden. To first floor, master bedroom with en-suite, second & third bedrooms & family bathroom. Garden to rear includes summer house & rear gated access along with rear access to garage. Off road parking for 2 cars plus single garage. EPC rating C, Council tax band D



Contacts

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

Energy performance certificate (EPC)		
1 Ffridd Las Broadlands CF31 5AF	Energy rating C	Valid until 4 March 2023 Certificate number: 921-4-028-7231-5177-6208
Property type	Detached house	
Total floor area	71 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/government/consultations/energy-efficiency-standards-for-private-rental-properties).		
Energy efficiency rating for this property		
This property's current energy rating is C. It has the potential to be B.		
See how to improve this property's energy performance .		
The graph shows this property's current and potential energy rating.		
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		
Score	Energy rating	Current Potential
91-100	A	92-100
81-90	B	82-91
71-80	C	72-81
61-70	D	62-71
51-60	E	52-61
41-50	F	42-51
31-40	G	32-41