



hrt

herbert r thomas

21 Trem Y Dyffryn

Broadlands, Bridgend, CF31 5AP

£795 PCM

Situated in the heart of the popular Broadlands estate is the pleasant three bedroom link detached with ensuite and garage. The ground floor accommodation comprises of- entrance hallway, cloakroom, kitchen, lounge/diner and conservatory with french doors leading onto the rear garden. Upstairs are three well proportioned bedrooms with built in wardrobes to all rooms, an ensuite servicing the master bedroom and family bathroom. The property further benefits from off road parking, garage, gas central heating, and UPVC double glazing. Viewings are highly recommended. Unfurnished Sorry no pets or smokers



Contacts

Bridgend Office

The Toll House, 1 Derwen Road,
Bridgend, CF31 1LH

01656 660036

bridgend@hrt.uk.com

hrt.uk.com

Energy Performance Certificate		HM Government
21, Trem-y-Dyffryn, BRIDGEND, CF31 5AP		
Dwelling type: Detached house	Reference number: 0792-2870-6742-9392-5075	
Date of assessment: 10 April 2012	Type of assessment: RdSAP: existing dwelling	
Date of certificate: 10 April 2012	Total floor area: 73 m²	
Use this document to:		
<ul style="list-style-type: none"> Compare current ratings of properties to see which properties are more energy efficient Find out how you can save energy and money by installing improvement measures 		
Estimated energy costs of dwelling for 3 years:		£ 2,007
Over 3 years you could save:		£ 462
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 225 over 3 years	£ 132 over 3 years
Heating	£ 1,440 over 3 years	£ 1,221 over 3 years
Hot Water	£ 342 over 3 years	£ 192 over 3 years
Totals	£ 2,007	£ 1,545
<p>These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.</p>		
Energy Efficiency Rating		
<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>		
<p>Very energy efficient - lower running costs</p> <p>Very energy efficient - higher running costs</p>		
<p>Top actions you can take to save money and make your home more efficient</p>		
Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation	£600 - £1,200	£ 90
2 Low energy lighting for all fixed outlets	£35	£ 75
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 60
<p>See page 3 for a full list of recommendations for this property.</p> <p>To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grades-calculator or call 0800 553 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>		