



# hrt

herbert r thomas

34 Dolfelin (Mill Meadow)  
North Cornelly, Bridgend, Bridgend, CF33 4QA

£795.00 PCM

The apartment is access via shared communal stairways, the entrance hallway, it gives access to the double bedroom. The shower room/WC offers a white three piece suite with mains power shower within the shower cubicle. A laundry cupboard has space and plumbing for washing machine with work surface over which could house a tumble dryer, but is currently used as storage space. The second floor offers a open plan lounge/diner and kitchen area. The kitchen has a range of base and wall mounted units with integrated electrical fan assisted oven with two ring electric hob above, single bowl sink unit, space and plumbing for fridge/freezer. The lounge enjoys a high pitch roof with mezzanine storage space. Outside the property benefits from an allocated parking space within the car park are additional visitor parking spaces available.

## Contacts

**Bridgend Office**


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Energy Performance Certificate			 HM Government
34 Del Felin, Mill Meadow, North Cornelly, BRIDGEND, CF33 4QA			
Dwelling type:	Mid-floor maisonette	Reference number:	B181-6920-4089-8894-0906
Date of assessment:	04 October 2019	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	04 October 2019	Total floor area:	39 m <sup>2</sup>
Use this document to:			
* Compare current ratings of properties to see which properties are more energy efficient			
Estimated energy costs of dwelling for 3 years:			£ 1,098
Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	Not applicable
Heating	£ 681 over 3 years	£ 681 over 3 years	
Hot Water	£ 306 over 3 years	£ 306 over 3 years	
Totals	£ 1,098	£ 1,098	
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.			
Energy Efficiency Rating			
Very energy efficient - lower running costs		Current	Potential
(92 plus) A			
(85-91) B			
(79-84) C			
(73-78) D			
(69-72) E			
(65-68) F			
(62 plus) G			
Not energy efficient - higher running costs			
		62	65
		D	C
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). 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.			