



# hrt

herbert r thomas

## Derwen Cottage

The Derwen, Bridgend, , CF35 6HD

£795.00 PCM

A one bedroom cottage situated in the semi-rural hamlet of the Derwen on Coity common. Accommodation comprises of: Modern fitted kitchen, w/c and lounge with gas fire. To the first floor: a good size double bedroom with a range of fitted wardrobes and a large family bathroom with a double shower. The property also benefits from an additional attic room. Sorry no smokers, pets or DSS applicants. Water Rates Included\*



## Contacts

### Bridgend Office

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

01656 660036

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## Energy performance certificate (EPC)

Derwen Cottage The Derwen Bridgend CF35 6HD	Energy rating <b>D</b>	Valid until 11 November 2025
		Certificate number 0968-1963-7299-4305-5936

Property type Semi-detached house

Total floor area 86 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/energy-efficiency-standards-landlord-guidance). <https://www.gov.uk/guidance/energy-efficiency-standards-landlord-guidance>

### Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)