



**hrt**

herbert r thomas

**8 Heol Tysant**  
 , Bridgend, Bridgend, CF31 1PB

**£1,150.00 PCM**

Spacious Modern Semi-Detached house in a Cul-de-sac location, close to local Hospitals, shops and the M4. The accommodation comprises: Entrance hallway, Shower room, Generous lounge/diner with feature fire, Modern fitted Kitchen with oven, gas hob and extractor hood and Utility room. To the first floor: Three Bedrooms and a Modern Family Bathroom with a White Three piece suite comprising of a close coupled W/C pedestal, wash hand basin and bath with shower overhead. Generous rear garden. Private driveway.



## Contacts

### Cowbridge Office

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 Cowbridge, CF71 7YL

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Energy performance certificate (EPC)

Issue Type: Standard EPC	Energy rating: <b>D</b>	Date valid: 9 May 2021
Property type: Semi-detached house	Total floor area: 84 square metres	

Rules on letting this property  
 Properties can be let if they have an energy rating from A to E.

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

Energy rating scale (A to G):

A	B	C	D	E	F	G
92-100	81-91	69-80	55-68	39-54	21-38	1-10

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 40.