



# hrt

herbert r thomas

25 Ynysmaerdy Road

Briton Ferry, Neath, Neath Port Talbot, SA11 2TE

£725.00 PCM

Two bedroom terraced house in Briton Ferry, close to local amenities and short distance from Neath Town centre. The property comprises of Reception Room, Dining Room, Kitchen with white goods, downstairs Bathroom with shower, two Double Bedrooms and Rear Garden. Part furnished. EPC Rating D.



Energy performance of buildings register

Page 1 of 10

## Contacts

Cowbridge Office

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## Energy performance certificate (EPC)

25 YNYSMAERDY ROAD BRITON FERRY SA11 2TE	Energy rating <b>D</b>
Valid until 23 October 2030	Certificate number 2176-3900-4200-5120- 9204
Property type	Mid-terrace house
Total floor area	78 square metres

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions [http://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/446666](http://www.gov.uk/government/uploads/system/uploads/attachment_data/file/446666)

Energy efficiency rating for this property