



# hrt

herbert r thomas

63 Wellfield Avenue  
 , Neath, Neath Port Talbot, SA11 1EZ

£775 PCM

Three-bedroom semi-detached home with off street parking and garage situated conveniently in central Neath only a short walk to the High Street.

Recently refurbished and offered in good decorative order the accommodation comprises Lounge/diner, fitted kitchen with oven, hob, and hood. Upstairs there are three bedrooms white bathroom suite with shower over the bath. Good sized and excellently presented, low maintenance enclosed rear garden. Off street parking with garage.

Unfurnished.



## Contacts

### Neath Office

33 Alfred Street,  
 Neath, SA11 1EH

01639 639541  
 neath@hrt.uk.com  
 hrt.uk.com

### Energy Performance Certificate



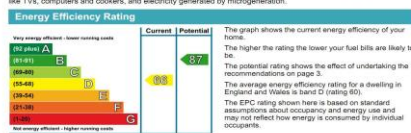
63, Wellfield Avenue, NEATH, SA11 1EZ  
 Dwelling type: Semi-detached house Reference number: 9642-2834-6322-9601-3961  
 Date of assessment: 04 December 2019 Type of assessment: RoBAP, existing dwelling  
 Date of certificate: 04 December 2019 Total floor area: 77 m<sup>2</sup>

Use this document to:  
 \* 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:** £ 2,244  
**Over 3 years you could save:** £ 747

| Estimated energy costs of this home |                      |                      |  |
|-------------------------------------|----------------------|----------------------|--|
|                                     | Current costs        | Potential costs      | Potential future savings                 |
| Lighting                            | £ 237 over 3 years   | £ 177 over 3 years   |  |
| Heating                             | £ 1,722 over 3 years | £ 1,125 over 3 years |  |
| Hot Water                           | £ 285 over 3 years   | £ 195 over 3 years   |  |
| <b>Totals</b>                       | <b>£ 2,244</b>       | <b>£ 1,497</b>       | <b>You could save £ 747 over 3 years</b> |

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.



#### Top actions you can take to save money and make your home more efficient

| Recommended measures                        | Indicative cost | Typical savings Over 3 years |
|---|-----------------|------------------------------|
| 1 Cavity wall insulation                    | £500 - £1,500   | £ 336                        |
| 2 Floor insulation (solid floor)            | £4,000 - £8,000 | £ 56                         |
| 3 Low energy lighting for all fixed outlets | £15             | £ 91                         |

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit [www.simpleenergyadvice.org.uk](http://www.simpleenergyadvice.org.uk) or call freephone 0800 444200. The Green Deal may enable you to make your home warmer and cheaper to run.