



# hrt

herbert r thomas

71 Caradog Street

Port Talbot, Neath Port Talbot, SA13 1UD

£800.00 PCM

Three bedroom semi detached house in Taibach. Excellent location, only 5 minutes away from junction 40 of the M4 and Eastland's primary school a short walk from the house. The property comprises: Two reception rooms and extended kitchen with a WC to the ground floor and Two Double Bedrooms, single bedroom and bathroom with shower over bath to the first floor. Enclosed rear garden with Astroturf lawn and a storage shed at the bottom of the garden.



## Contacts

Neath Office

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### Energy Performance Certificate



71, Caradog Street, PORT TALBOT, SA13 1UD  
 Dwelling type: Semi-detached house Reference number: 0648-6093-7222-6621-6950  
 Date of assessment: 04 February 2019 Type of assessment: RSBAP, existing dwelling  
 Date of certificate: 05 February 2019 Total floor area: 87 m<sup>2</sup>

Use this document to:  
 1. Compare current ratings of properties to see which properties are more energy efficient  
 2. Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,723
Over 3 years you could save:	£ 1,926

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 189 over 3 years	
Heating	£ 2,661 over 3 years	£ 1,385 over 3 years	
Hot Water	£ 798 over 3 years	£ 213 over 3 years	
<b>Totals</b>	<b>£ 3,723</b>	<b>£ 1,787</b>	<b>You could save £ 1,926 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 Flat roof or sloping ceiling insulation	£80 - £1,500	£ 156
2 Cavity wall insulation	£500 - £1,500	£ 525
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 190