



# hrt

herbert r thomas

**35 Derwen Deg**  
Neath, Neath Port Talbot, SA10 7FP

**£850 pcm**

Immaculate two double bedroom property. Located in the popular area of Bryncoch which offers local amenities including shops, restaurants and parklands.

The accommodation comprises of Entrance Porch, Living Room, Kitchen diner with a range of cream wall and base units with wood effect roll top worksurfaces with integral gas hob, electric oven and hood, with French doors leading to landscaped gardens.

To the first floor there are two double bedrooms (with fitted wardrobes to bedroom 1) and a newly fitted white bathroom suite with bath with shower over, vanity with ceramic sink and close coupled WC.

To the front there are 2 allocated parking spaces.

## Contacts

**Cowbridge Office**

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English | [Contact](#)

### Energy performance certificate (EPC)

15, Derwen Deg SA10 7FP	Energy rating <b>C</b>	140 sqm 13 May 2020 Confidence Medium
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Property type: Mid-terrace house  
Total floor area: 61 square metres

#### Rules on letting this property

Properties can be let if they have an energy rating from A to E.  
You can view [guidance on letting properties](#) and [properties with an energy rating from A to E](#) on the [Energy Performance Certificate \(EPC\) website](#).

#### Energy rating and score

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

[See how to improve the energy rating of this property](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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 60

**Breakdown of property's energy performance**