



# hrt

herbert r thomas

11 Mackworth Drive

Cimla, Neath, Neath Port Talbot, SA11 2BR

£895.00 PCM

Extended, Modern Semi detached house, situated in the highly sought after village of Cimla, Neath. A property with spacious and well presented accommodation with modern fixtures and fittings throughout. The accommodation comprises of an Entrance porch, Living room, Dining room, Utility/Shower room, Modern Kitchen/Diner with a new cooker and French doors that lead to the rear garden. To the first floor there are Two Double Bedrooms, Primary Bedroom with fitted wardrobes and a bathroom. To the front of the property there is a double width driveway and to the rear is an enclosed garden. There is also UPVC Double Glazing and a gas fitted central heating system throughout the property.



## Contacts

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)	
<b>11 Mackworth Drive</b> Cimla, Neath SA11 2BR	<b>Energy rating</b> <b>C</b> <b>Valid until</b> 8 October 2020 <b>Certificate number</b> 8156-4733-4568-7890-0002
Property type	Semi-detached house
Total floor area	871 square metres
<b>Rules on letting this property</b> Properties can be let if they have an energy rating from A to E. You can need guidance for landlords on the regulations and exemptions ( <a href="https://www.gov.uk/guidance/landlords-who-need-an-energy-efficiency-rating">https://www.gov.uk/guidance/landlords-who-need-an-energy-efficiency-rating</a> )	
<b>Energy rating and score</b> This property's energy rating is C. It has the potential to be B. <a href="#">See how to improve this property's energy efficiency</a>	
The graph shows this property's current and potential energy rating. <b>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.</b> For properties in England and Wales: the average energy rating is D the average energy score is 60	