



hrt

herbert r thomas

29 Burdons Close

Wenvoe, CF5 6FE

£1995 PCM

Detached four bedroom property offering high specification fixtures and fittings. Accommodation comprises: Entrance hall, living room with remote controlled fire, kitchen/breakfast room with integral oven, hob, hood, combi microwave, fridge/freezer and dishwasher, conservatory, utility room with integrated washing machine and cloakroom/WC. To the first floor: Four double bedrooms all with fitted wardrobes, master en suite and family bathroom. Garage and driveway. Unfurnished



Contacts

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3099202 - 16-02 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)																																			
29 Burdons Close Wenvoe Cardiff CF5 6FE	Energy rating B	Valid until 17 May 2026	Certificate number: 9888-8806-7305-4946-7884																																
Property type	Detached house																																		
Total floor area	122 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: https://www.gov.uk/guidance/minimum-energy-efficiency-standards-landlord-guidance .																																			
Energy efficiency rating for this property																																			
This property's current energy rating is B. It has the potential to be B.																																			
See how to improve this property's energy performance.																																			
<table border="1"> <thead> <tr> <th>Score</th> <th>Energy rating</th> <th>Current</th> <th>Potential</th> </tr> </thead> <tbody> <tr> <td>91-100</td> <td>A</td> <td></td> <td></td> </tr> <tr> <td>81-90</td> <td>B</td> <td></td> <td></td> </tr> <tr> <td>69-80</td> <td>C</td> <td></td> <td></td> </tr> <tr> <td>55-68</td> <td>D</td> <td></td> <td></td> </tr> <tr> <td>39-54</td> <td>E</td> <td></td> <td></td> </tr> <tr> <td>21-38</td> <td>F</td> <td></td> <td></td> </tr> <tr> <td>1-20</td> <td>G</td> <td></td> <td></td> </tr> </tbody> </table>		Score	Energy rating	Current	Potential	91-100	A			81-90	B			69-80	C			55-68	D			39-54	E			21-38	F			1-20	G			<p>The graph shows this property's current and potential energy efficiency.</p> <p>Properties are given a rating from A (most efficient) to G (least efficient).</p> <p>Properties are also given a score. The higher the number the lower your fuel bills are likely to be.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>	
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