



# hrt

herbert r thomas

## New West Hall Barn

West Aberthaw, Barry, The Vale Of Glamorgan, CF62 4JA

£1,600.00 PCM

Substantial Converted Stone Built Barn set in a Generous Plot offering Spacious Accommodation in a semi rural location, whilst being a short drive to the village of St Athan and the coastal town of Llantwit Major. The accommodation comprises: Living Room with French Doors to the garden, Oak Fitted Kitchen/Breakfast Room to include Integrated Appliances of gas hob, electric oven and hood, dishwasher. Utility Room and Cloakroom/W.C. To the first floor: Master Bedroom with En-suite and French Doors leading to steps down into the Courtyard and Garden, Bedroom Two with En-suite, two further Double Bedrooms and Four Piece Family Bathroom Suite with bath and separate shower. >Generous Gardens and Ample Parking EPC rating F



## Contacts

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### Energy Performance Certificate



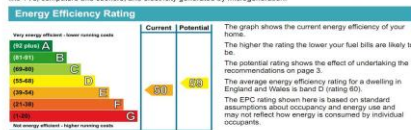
New West Hall Barn, West Aberthaw, BARRY, CF62 4JA  
 Dwelling type: Detached house Reference number: 9368-4006-7295-1281-6044  
 Date of assessment: 18 July 2019 Type of assessment: RoBAP, existing dwelling  
 Date of certificate: 08 August 2019 Total floor area: 212 m<sup>2</sup>

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:	£ 5,550
Over 3 years you could save:	£ 426

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 384 over 3 years	£ 384 over 3 years	
Heating	£ 4,359 over 3 years	£ 4,119 over 3 years	
Hot Water	£ 807 over 3 years	£ 621 over 3 years	
Totals	£ 5,550	£ 5,124	You could save £ 426 over 3 years

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 Heating controls (room thermostat)	£350 - £450	£ 240
2 Solar water heating	£4,000 - £9,000	£ 198
3 Solar photovoltaic panels, 2.5 kWp	£3,000 - £5,000	£ 1,050

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 444202. The Green Deal may enable you to make your home warmer and cheaper to run.