



hrt

herbert r thomas

Longacre

Pendoylan, Pendoylan, The Vale Of Glamorgan,

CF71 7UJ

£3,600.00 PCM

Exceptional Detached New Build four double bedroom property built to the highest specification, sitting on a lovely plot with gated access, landscaped private gardens and wood approximately 1 acre, in a quiet rural location with superb rural views and being a short drive to M4, Cardiff and Cowbridge. The spacious accommodation comprises of Entrance hallway with cloakroom, Living room with wood burning stove and French Doors to the rear gardens, Study, Kitchen/Breakfast room with an extensive range of 'shaker' style base, wall units and island with roll top work surfaces and integrated oven, hob, hood, dishwasher, full fridge and freezer, microwave and sink. breakfast room with French Doors to the rear gardens and space for a breakfast table, WC and rear hallway with a range of cupboard, Utility room with a range of 'shaker' style wall and base units with roll top worktops, sink, washing machine and tumble dryer. To the first floor, primary bedroom until fitted furniture, Ensuite with vanity sink, glazed walk-in shower, mains shower attachment, WC with concealed cistern. Bedroom 2 which is a lovely sized double, ensuite with vanity with sink walk-in glazed mains shower attachment and WC with concealed cistern. Two further double bedrooms - one with fitted furniture and family bathroom with 4 piece high quality suite comprising glazed double walk-in shower with mains shower attachment, Bath, vanity with sink and WC with concealed cistern. Private gated entrance leading to ample parking and detached Double Garage with electric doors and storage room above. To the rear, large full width paved sitting area, leading to lawns and gated woodland which has a lovely path leading through.



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

Energy performance certificate (EPC)

Long Acre Pendoylan Cowbridge CF71 7UJ	Energy rating D	Valid until: 10 July 2034
Certificate number: 0330-2348-0330-2704-1925		
Property type: Detached house		
Total floor area: 161 square metres		

Rules on letting this property

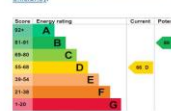
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/mandatory-private-rented-property-minimum-energy-efficiency-standards-landlords)

Energy rating and score

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

[See how to improve this property's energy efficiency.](#)



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

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