



# hrt

herbert r thomas

## Ty Caradog The Herberts

St Mary Church, Vale Of Glamorgan, CF71 7LT

**£2,200.00 PCM**

Spacious four Bedroom Detached Family home in a convenient semi rural position in the hamlet of The Herberts.

Accommodation: Entrance Hall, Cloakroom, Living Room, Sitting Room, Study, Kitchen/Dining Room, Utility Room and rear Conservatory. To the first floor: Four Bedrooms, Two En Suite Shower Rooms and Family Bathroom. There is a Double Garage and Driveway Parking. Within catchment area for Cowbridge Schools. Unfurnished. EPC Rating C



## Contacts

### Cowbridge Office

59 High Street,  
Cowbridge, CF71 7YL

**01446 776374**

[rentals@hrt.uk.com](mailto:rentals@hrt.uk.com)

[hrt.uk.com](http://hrt.uk.com)

## Energy performance certificate (EPC)

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|--|--|
| TY CARADOG LANE - JUNCTION THE HERBERTS NORTH TO RECTORY HALL, ST MARY CHURCH CF71 7LT | Energy rating<br><b>C</b>                      |
| Valid until 25 November 2030   | Certificate number<br>2767-0906-3209-0610-4204 |

**Property type**  
Detached house

**Total floor area**  
185 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/domestic-private-rented-property-minimum-energy-efficiency-standards-and-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-and-guidance>).

### Energy efficiency rating for this property

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

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