



hrt

herbert r thomas

35 Derwen Deg
Neath, Neath Port Talbot, SA10 7FP

£850 pcm

Immaculate two double bedroom property. Located in the popular area of Bryncoch which offers local amenities including shops, restaurants and parklands.

The accommodation comprises of Entrance Porch, Living Room, Kitchen diner with a range of cream wall and base units with wood effect roll top worksurfaces with integral gas hob, electric oven and hood, with French doors leading to landscaped gardens.

To the first floor there are two double bedrooms (with fitted wardrobes to bedroom 1) and a newly fitted white bathroom suite with bath with shower over, vanity with ceramic sink and close coupled WC.

To the front there are 2 allocated parking spaces.

Contacts

Cowbridge Office

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English | [Contact](#)

Energy performance certificate (EPC)

35, Derwen Deg Neath Port Talbot	Energy rating C	Valid until 13 May 2028
	Current potential	www.hrt.uk.com/epc/3551

Property type: Mid-terrace house
Total floor area: 81 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.
You can view [guidance for landlords on the regulations and penalties](#) at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/447024/landlord-guidance.pdf

Energy rating and score

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

[See how to improve the energy rating of your property](https://www.hrt.uk.com/epc/3551)



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 higher the rating and score, the better the energy efficiency is likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance