



# hrt

herbert r thomas

**Penmon The Avenue**  
Llandaff, Cardiff, , CF5 2LP

**£2,200.00 PCM**

Four Bedroom Detached house situated on The Avenue which is one of the most desirable addresses in Llandaff and is situated a short distance from Llandaff High Street offering a range of independent retailers, restaurants, public houses, coffee shops and within walking distance of Llandaff Primary School, Bishop of Llandaff School, Howells School and The Cathedral School. Accommodation comprises: Entrance Hallway, Cloakroom/WC, Living Room, Dining Room, Family Room/Study, Kitchen/Breakfast Room and Utility. To the first floor: Four Bedrooms, Master En Suite and Family Bathroom. Enclosed Walled Landscaped Gardens with ample Off Road Parking to the front. Unfurnished. EPC Rating: D



## Contacts

**Cowbridge Office**

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Energy Performance Certificate			
<b>Penmon, The Avenue, Llandaff, CARDIFF, CF5 2LP</b> Dwelling type: Detached house Date of assessment: 25 July 2014 Date of certificate: 25 July 2014 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			
Reference number: 8614-6723-4140-1375-3626		Type of assessment: RdSAP, existing dwelling	
Total floor area: 154 m²			
<b>Estimated energy costs of dwelling for 3 years:</b>		<b>£ 3,837</b>	
<b>Over 3 years you could save:</b>		<b>£ 564</b>	
<b>Estimated energy costs of this home</b>			
	Current costs	Potential costs	Potential future savings
Lighting	£ 360 over 3 years	£ 228 over 3 years	<b>You could save £ 564 over 3 years</b>
Heating	£ 3,033 over 3 years	£ 2,763 over 3 years	
Hot Water	£ 414 over 3 years	£ 282 over 3 years	
<b>Totals</b>	<b>£ 3,807</b>		
These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.			
<b>Energy Efficiency Rating</b>			
The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be.			
The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).			
<b>Top actions you can take to save money and make your home more efficient</b>			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Floor insulation	£800 - £1,200	£ 312	✓
2 Low energy lighting for all fixed outlets	£70	£ 128	✓
3 Solar water heating	£4,000 - £6,000	£ 123	✓
See page 3 for a full list of recommendations for this property.			
To find out more about the recommended measures and other actions you could take today to save money, visit <a href="http://www.direct.gov.uk/energy">www.direct.gov.uk/energy</a> or call 0300 121 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.			