



hrt

herbert r thomas

36 Clos Ogney

Llantwit Major, Vale of Glamorgan, CF61 2SN

£1,250 PCM

Modern Four Bedroom Detached situated in a cul de sac in the Popular Pentre Cwrt development in the Coastal Town of Llantwit Major offering a wide Variety of Shops and Facilities including Train Station and Primary and Secondary schools. Accommodation comprises: Entrance Hall, Living Room, Dining Room, Conservatory, Kitchen/Diner, Utility and Cloakroom/WC. To the First Floor: Four Bedrooms, Master En Suite and Family Bathroom. Single Driveway and Garage. Enclosed Rear Garden. EPC Rating: D



Contacts

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Energy Performance Certificate		HM Government												
36, Clos Ogney, LLANTWIT MAJOR, CF61 2SN														
Dwelling type:	Detached house	Reference number:												
Date of assessment:	27 November 2015	Type of assessment:												
Date of certificate:	29 November 2015	RdSAP: existing dwelling												
Use this document to:		Total floor area:												
<ul style="list-style-type: none"> 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 		99 m ²												
Estimated energy costs of dwelling for 3 years:		£ 2,790												
Over 3 years you could save:		£ 771												
Estimated energy costs of this home														
	Current costs	Potential costs												
Lighting	£ 262 over 3 years	£ 195 over 3 years												
Heating	£ 2,016 over 3 years	£ 1,596 over 3 years												
Hot Water	£ 482 over 3 years	£ 228 over 3 years												
Totals	£ 2,760	£ 2,019												
<p>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.</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p> <p>The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.</p>														
<p>Very energy efficient - lower running costs</p> <p>Very energy efficient - higher running costs</p> <p>Current: D</p> <p>Potential: B+</p>														
<p>Top actions you can take to save money and make your home more efficient</p> <table border="1"> <thead> <tr> <th>Recommended measures</th> <th>Indicator cost</th> <th>Typical savings over 3 years</th> </tr> </thead> <tbody> <tr> <td>1. Increase loft insulation to 270 mm</td> <td>£100 - £350</td> <td>£102</td> </tr> <tr> <td>2. Floor insulation (solid floor)</td> <td>£4,000 - £8,000</td> <td>£90</td> </tr> <tr> <td>3. Low energy lighting for all fixed outlets</td> <td>£20</td> <td>£72</td> </tr> </tbody> </table> <p>See page 3 for a full list of recommendations for this property.</p> <p>To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-guidance or call 0800 121 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.</p>			Recommended measures	Indicator cost	Typical savings over 3 years	1. Increase loft insulation to 270 mm	£100 - £350	£102	2. Floor insulation (solid floor)	£4,000 - £8,000	£90	3. Low energy lighting for all fixed outlets	£20	£72
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