



hrt

herbert r thomas

2 Old Coedarhydyglyn, St Nicholas,
Cardiff, CF5 6SG

£1,400.00 PCM

Traditional semi detached property situated in a semi rural location while being 5 minutes drive from Culverhouse Cross and the M4 and 10 minutes drive from the popular market town of Cowbridge. The accommodation comprises: Entrance porch, entrance hallway, lounge/dining room, large storage room, kitchen/breakfast room with oven, gas hob and hood. To the first floor: Three double bedrooms and family bathroom with white suite with shower over the bath. Enclosed gardens and outside storage sheds. Ample parking. LPG Gas fired central heating. Unfurnished



Contacts

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

Energy performance certificate (EPC)

The Chamberlain & Son Ltd 01446 776374 01446 776374	Energy rating G	Issued on 04 Aug 2023 Certificate number 0133-1023-4700-075-003
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Property type	Semi-detached house
Total floor area	105 square metres

Rules on letting this property

You may not be able to let this property

This property has an energy rating of G. It cannot be let unless an exemption has been registered. You can read [guidance for landlords on the grounds and exemptions for this certificate](#) and [guidance for tenants on the grounds and exemptions for this certificate](#).

Properties can be let if they have an energy rating from A to D. The [guidance on energy ratings](#) will tell you what you can do to improve the property's rating.

Energy rating and score

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

[Click here to explore the energy saving options](#)



The graph shows the 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 50

Breakdown of property's energy performance

Features in this property

Landlords get a rating from G (worst) to A (best) based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for better the assessment could not expect.

[https://find-energy-certificate.service.gov.uk/energy-certificate/0133-1023-4700-075-003](#)