



# hrt

herbert r thomas

24b Cowbridge Road,

Pontyclun, CF72 9EE

£695.00 PCM

A spacious first floor flat located in the heart of the popular village of Pontyclun offering a wide variety of independent shops, restaurants and walking distance to the train station and excellent access to the M4. The accommodation comprises: Private entrance with stairs leading to the accommodation comprising of Spacious Lounge/Dining Room, Kitchen Diner, Double bedroom and Spacious Bathroom.



## 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)

|                                                  |                                                |
|--------------------------------------------------|------------------------------------------------|
| Flat 24b Cowbridge Road<br>Pontyclun<br>CF72 9EE | Energy rating<br><b>E</b>                      |
| Valid until 28 November 2030                     | Certificate number<br>9500-2223-1090-2520-9061 |

Property type  
Top-floor flat

Total floor area  
65 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 E. It has the potential to be C.

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