



hrt

herbert r thomas

2 Brooklands

Llanharry, Pontyclun, Mid Glamorgan, CF72 9JQ

£850.00 PCM

Beautiful two bed stone built character cottage located in a cul de sac location providing great access to local amenities and the M4. The accommodation comprises entrance porch, living room, dining room, kitchen with built in oven, hob, extractor and fridge freezer. To the first floor there are two bedrooms and bathroom with shower over the bath. Parking for 1 car and large garden. Unfurnished



Contacts

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Energy Performance Certificate



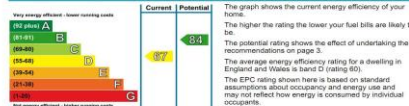
2, Brooklands, Llanharry, PONTYCLUN, CF72 9JQ
 Dwelling type: Mid-terrace house
 Date of assessment: 02 November 2018
 Date of certificate: 05 November 2018
 Reference number: 9524-2852-7598-9158-3655
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 68 m²
 Use this document to:
 • Compare 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

Estimated energy costs of dwelling for 3 years: £ 2,487
Over 3 years you could save: £ 1,038

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 264 over 3 years	£ 150 over 3 years	You could save £ 1,038 over 3 years
Heating	£ 1,503 over 3 years	£ 1,101 over 3 years	
Hot Water	£ 720 over 3 years	£ 198 over 3 years	
Totals	£ 2,487	£ 1,449	

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.

Energy Efficiency Rating



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1. Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 45
2. Low energy lighting for all fixed outlets	£30	£ 96
3. Hot water cylinder thermostat	£200 - £400	£ 78

See page 3 for a full list of recommendations for this property.

To receive advice on what measures you can take to reduce your energy bills, visit www.energyadvice.org.uk or call freephone 0800 444208. The Green Deal may enable you to make your home warmer and cheaper to run.