



hrt

herbert r thomas

Ty Bont

Peterston-Super-Ely, Vale of Glamorgan, CF5 6LH

£2500 PCM

A lovely family home in the desirable village of Peterston Super Ely which offers local primary school, village shop/post office and two public houses whilst being a short drive to Cardiff and the M4. The accommodation comprises: Entrance Hallway, Cloakroom/WC, Living Room with solid fuel Stove, large L shaped Kitchen/Breakfast Room and separate Utility Room with access to the Garage. To the first floor: Master Bedroom with wardrobes, Shower Room, Four Further Bedrooms and Bathroom with Shower and separate WC. Gravelled Driveway to the front and pretty enclosed Landscaped Gardens to the rear. EPC Rating D



Contacts

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Energy Performance Certificate



Ty Bont, Peterston-super-Ely, CARDIFF, CF5 6LH
 Dwelling type: Detached house
 Date of assessment: 02 April 2019
 Date of certificate: 02 April 2019
 Reference number: 0664-2832-7542-9701-8381
 Type of assessment: ROBAP: existing dwelling
 Total floor area: 185 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

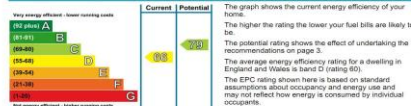
Estimated energy costs of dwelling for 3 years:	£ 4,802
Over 3 years you could save:	£ 918

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 342 over 3 years	£ 342 over 3 years	
Heating	£ 3,339 over 3 years	£ 2,421 over 3 years	
Hot Water	£ 321 over 3 years	£ 321 over 3 years	
Totals	£ 4,002	£ 3,084	You could save £ 918 over 3 years

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 Increase loft insulation to 270 mm	£100 - £350	£ 120
2 Cavity wall insulation	£500 - £1,500	£ 636
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 182

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 www.gov.uk/energy-efficiency or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.