

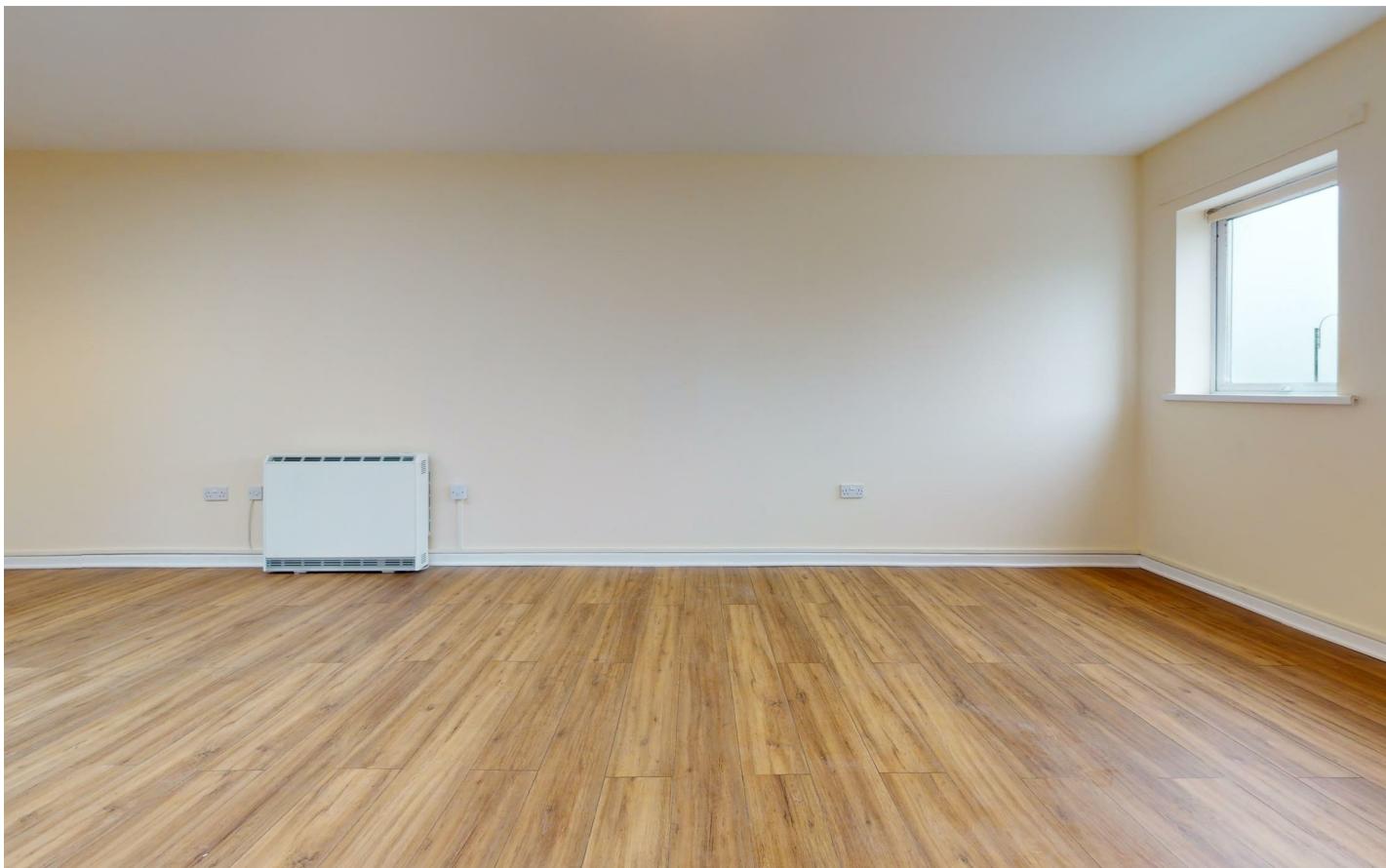


Flat 1 Ely Valley Road  
Talbot Green, Pontyclun CF72 8AL  
£750 Per Month

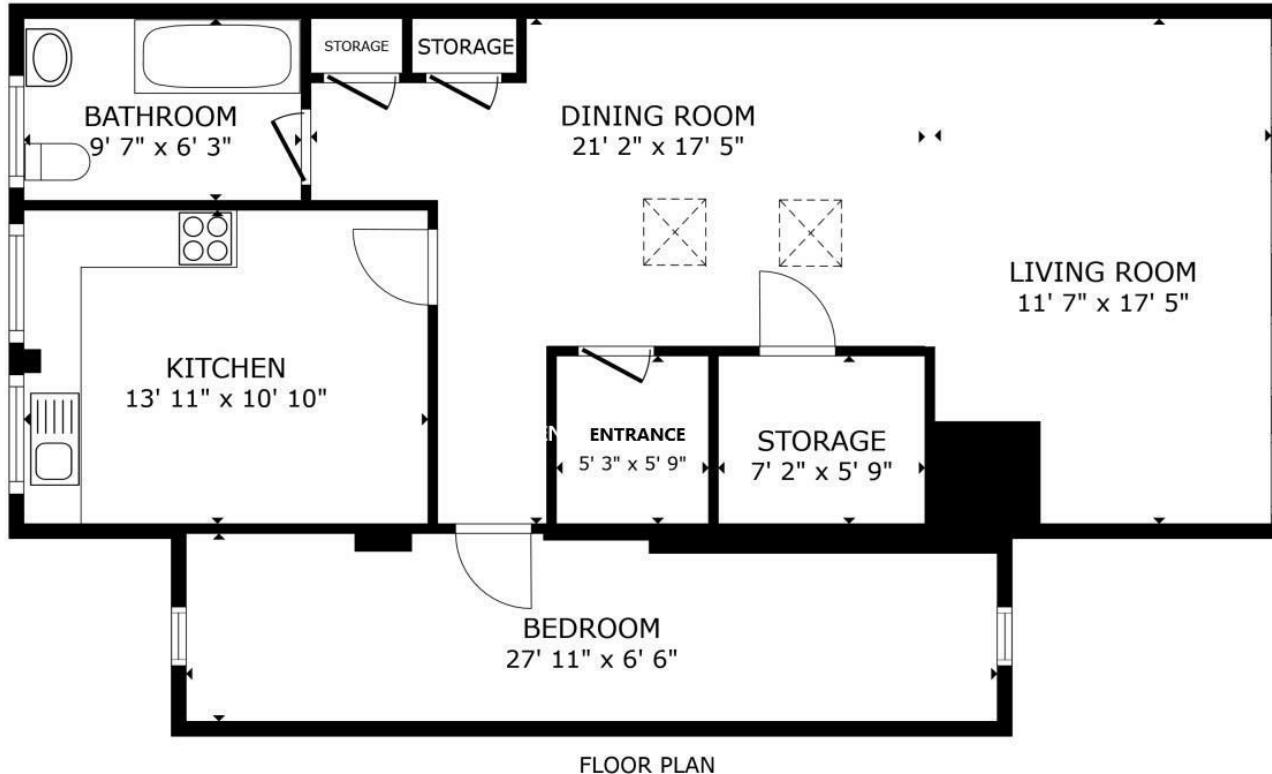
HARRIS & BIRT



A very well presented one bedroom first floor apartment situated in the heart of Talbot Green, within close proximity to all its local amenities as well as public transport links. The accommodation briefly comprises entrance hall, good size lounge, separate kitchen with integral oven, hob and hood. Double bedroom and bathroom/WC with shower over bath. UPVC double glazing. The apartment is offered for rental on an unfurnished basis and is from the 12th of February. EPC rating E. Council tax band A. £750 rental pcm. Deposit of £850.







## HARRIS & BIRT

Chartered Surveyors, Land and Estate Agents

Cowbridge  
65 High Street, Cowbridge, CF71 7AF  
01446 771777 [cowbridge@harrisbirt.co.uk](mailto:cwbridge@harrisbirt.co.uk)

Cardiff  
359 Caerphilly Road, Cardiff, CF14 4QF  
02920 614411 [cardiff@harrisbirt.co.uk](mailto:cardiff@harrisbirt.co.uk)

[harrisbirt.co.uk](http://harrisbirt.co.uk)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E	39	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

