



hrt

herbert r thomas

New Wallace Farmhouse , Wenvoe, Vale of Glamorgan, CF5 6BE

£2,600.00 PCM

Spectacular 17th Century Farmhouse which has been sympathetically renovated to a superb standard with an Oak Fitted Kitchen, Two Wood Burning Stoves, Lime Wash walls and Oak Beams in a rural setting while be a short drive to Culverhouse Cross, M4, and Cardiff. The property offers modern fixtures and fittings while retaining a wealth of character and charm. The accommodation comprises; Entrance Hall leading to a Family room with Wood Burning Stove, Modern Oak Fitted Kitchen/Breakfast room, Large Living Room/Dining Room with Wood Burning Stove, Study, Utility Room and Cloak Room/W.C. To the first floor; Primary Bedroom with En-Suite Shower Room, Bedroom Two with En-Suite Shower Room, Two Further Double Bedrooms, Spacious Family bathroom with Freestanding Bath, Double Vanity, WC and Fitted Storage. Dressing Room to the Top Floor. Outside are Private Lawned Gardens Overlooking Surrounding Countryside. Gated ample parking with store rooms. Oil fired central heating. EPC rating D.

Contacts

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Energy performance certificate (EPC) - For an energy certificate - COUK

The Valuation Agency Energy COUK	Issue date D	Valid until 31 December 2025
Certificate number 8796-188-8722-888-5205		
Property type Semi-detached house	Total floor area 257 square metres	

Rules on letting this property
Properties can be let if they have an energy rating from A to E.
You can read guidance for landlords on the regulations and extent of this <https://www.gov.uk/landlords-owners-tenants/energy-guidance-for-landlords-on-the-regulations-and-extent-of-this>

Energy rating and score
This property's energy rating is D. It has the potential to be C.
See how to improve this property's energy efficiency

The graph shows this 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 60