



**hrt**

herbert r thomas

**40 Ffordd Y Draen**  
Coity, Bridgend, Bridgend, CF35 6BF

**£1,100 PCM**

Situated in the sought after Parc Derwen estate in Coity, a spacious three-bedroom modern end-link property, close to local shops and schools. The accommodation comprises: Entrance Hallway, Downstairs WC, Modern Fitted Kitchen Diner with built in appliances and French doors to the Rear Garden and Living Room. To the first floor: Three generous Bedrooms, Primary Bedroom with Ensuite Shower Room and Family Bathroom. The property enjoys Driveway and Garage with enclosed rears gardens. EPC Rating C.



## Contacts

### Cowbridge Office

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Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

<b>Energy performance certificate (EPC)</b> 40 Ffordd Y Draen Coity, Bridgend CF35 6BF	<b>Energy rating</b> <b>C</b> Valid until: 11 December 2025 Certificate number: 9558-3857-9335-4765-4206
Property type: End-terrace house	Total floor area: 75 square metres

**Rules on letting this property**

Properties can be let if they have an energy rating from A to E.

You can find guidance for landlords on the regulations and exemptions <https://www.gov.uk/guidance/landlords-tenants-energy-efficiency-improvements>

**Energy rating and score**

This property's energy rating is C. It has the potential to be B.

[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 and the average energy score is 60.