



# 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 Lime Wash walls and Oak Beams, Oak and Tiled floors. This property offers modern fixtures and fittings while retaining a wealth of character and charm. Access to the property is through beautiful countryside while being a short drive to Culverhouse Cross with its excellent shopping facilities, Cardiff and the M4. 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 Sinks, WC and Fitted Storage and Dressing room. Outside are Private Lawned Gardens Overlooking Surrounding Countryside . Gated ample parking with store rooms. Oil fired central heating. EPC rating D.

## Contacts

### Cowbridge Office

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

### Energy performance certificate (EPC)

New Wallace Farm Wenvoe Cardiff CF5 6BE	Energy rating <b>D</b>	Valid until: 31 December 2025 Certificate number: #790-1985-0722-091-2205
Property type Semi-detached house	Total floor area 297 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 exemptions](https://www.gov.uk/guidance/energy-ratings) (<https://www.gov.uk/guidance/energy-ratings>)

### Energy rating and score

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

