



hrt

herbert r thomas

8 Heol Tysant
 , Bridgend, Bridgend, CF31 1PB

£1,100.00 PCM

Spacious Modern Semi-Detached house in a Cul-de-sac location, close to local Hospitals, shops and the M4. The accommodation comprises: Entrance hallway, Shower room, Generous lounge/diner with feature fire, Modern fitted Kitchen with oven, gas hob and extractor hood and Utility room. To the first floor: Three Bedrooms and a Modern Family Bathroom with a White Three piece suite comprising of a close coupled W/C pedestal, wash hand basin and bath with shower overhead. Generous rear garden. Private driveway.



Contacts

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Energy performance certificate (EPC)

Issue date 27 May 2021	Valid until 27 May 2027
Energy rating D	Current energy consumption 9026 kWh (2021)
Property type Semi-detached house	Total floor area 94 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-exemptions-energy-ratings>

Energy rating and score
 This property's energy rating is D. It has the potential to be B.

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.