



hrt

herbert r thomas

5 Pine Grove,
Neath, Neath Port Talbot, SA11 3RB

£825.00 PCM

Traditional Semi detached house situated close to local shops and schools. Neutrally decorated with south facing gardens, the accommodation comprises: Entrance Hallway, Living Room with feature fireplace, Kitchen Breakfast Room with French doors to the rear garden and downstairs WC. To the first floor, Three Bedrooms and family Bathroom with shower over bath. Enclosed south facing garden, uPVC double glazing and gas central heating.



Contacts

Cowbridge Office

59 High Street,
Cowbridge, CF71 7YL

01446 776374

rentals@hrt.uk.com

hrt.uk.com

Energy performance certificate (EPC)

5, Pine Grove SA11 3RB	Energy rating D	Valid until: 22 May 2027 Certificate number: 6797-2817-7859-8623-4721
Property type Semi-detached house		Total floor area 88 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 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
the average energy score is 60

Score	Energy rating	Current	Potential
92-100	A		
81-91	B		
69-80	C		
55-68	D		
49-54	E		
35-48	F		
21-34	G		
1-20	G		