



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

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

Energy performance certificate (EPC)		
<p>New Wallace Farm</p> <p>Wenvoe</p> <p>CF5 6BE</p>	<p>Energy rating</p> <p>D</p>	<p>Valid until</p> <p>21 December 2020</p> <p>Certificate number</p> <p>1760-1460-0722-0081-1200</p>
<p>Property type</p> <p>Semi-detached house</p> <p>Total floor area</p> <p>297 square metres</p>		
<p>Rules on letting this property</p> <p>Properties can be let if they have an energy rating from A to E.</p> <p>You can read guidance for landlords on the regulations and exemptions https://www.gov.uk/guidance/domestic-private-rental-properties-minimum-energy-efficiency-standards-landlords-guidance</p>		
<p>Energy rating and score</p> <p>This property's energy rating is D. It has the potential to be C.</p> <p>See how to improve this property's energy efficiency</p>		
<p>The graph shows this property's current and potential energy rating.</p> <p>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.</p> <p>For properties in England and Wales: the average energy rating is D the average energy score is 60</p>		