



# hrt

herbert r thomas

1A Haul Fryn

Brynmenyn, Bridgend, Bridgend, CF32 9LT

£795.00 PCM

Spacious Two Double Bedroom first floor duplex flat with generous gardens within the popular village of Brynmenyn, close to Bryngarw County Park with its wonderful country walks, woodlands and meadows. Close to local facilities and within easy access to Bridgend and the M4. The accommodation comprises of a Private Entrance, Living Room, Modern Fitted Kitchen with gas range cooker, Two Double Bedrooms and a Wet room. To the First Floor; a Family Room. Enclosed Gardens. Part Furnished.

## Contacts

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### Energy performance certificate (EPC)

To: Haul Fryn Brynmenyn Bridgend CF32 9LT	Energy rating: <b>D</b>	Valid until: 9 November 2028
<p>Property type: Top-floor flat</p> <p>Total floor area: 96 square metres</p>		

**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-guidance-for-landlords>

**Energy rating and score**

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

[See how to improve this property's energy efficiency](#)