



hrt

herbert r thomas

4 Court Close

, Bonvilston, The Vale of Glamorgan, CF5 6FX

£2,295.00 PCM

Recently built and beautifully presented detached four-bedroom family home including several valuable upgrades within walking access to Bonvilston village and Cottrell Park golf course and easy commuting access to Cardiff city centre. Upgrades include landscaped front and rear gardens, Abode fitted blinds and Mi Energy car charger. The ground floor comprises of; Hallway, Cloakroom, Front Lounge, Sigma 3 Kitchen with Dining and Sitting Area and Utility room. In the kitchen there is an inset stainless-steel sink and integrated appliances including fridge, freezer, double oven, induction hob, extractor and dishwasher and composite door with double glazed panel to side driveway. To the first floor; Landing, Main Bedroom with double glazed French doors and glazed Juliet balcony overlooking rear garden, En-suite, Second bedroom, with double glazed window to rear elevation, Third bedroom, a smaller double with aspect to front garden, Fourth bedroom again, a double room, fitted as a dressing room with extensive open-fronted wardrobes double glazed French doors to glazed Juliet balcony, Main bathroom, white suite including bath with glazed shower screen and shower attachment, low-level WC and wash hand basin, white shelf, fitted mirror and frosted double glazed window, part tiled to walls, tiled floor and electric heated towel rail. The external of the property; Front Garden has been hard landscaped with a porcelain tiled pathway to front door, mixed shrubbery and Griselinia hedge to boundary, a lengthy tarmac driveway provides parking for three cars with access to single Garage with electric up and over door and pedestrian door to rear garden.

Contacts

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Download your energy certificate from <https://www.gov.uk/government/organisations/energy-efficiency-trust>

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

Energy performance certificate (EPC)			
4 Court Close BONVILSTON CF5 6FX	Energy rating B	Valid until 7 September 2032	Certificate number 0100-2020-0110-2000-2430
Property type Total floor area	Detached house 121 square metres		

Rules on letting this property

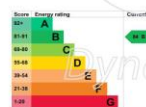
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/government/organisations/energy-efficiency-trust) (<https://www.gov.uk/government/organisations/energy-efficiency-trust>)

Energy rating and score

This property's energy rating is B. It has the potential to be A.

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



The graph shows this property's current and potential energy rating.

Properties that 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 50