



hrt

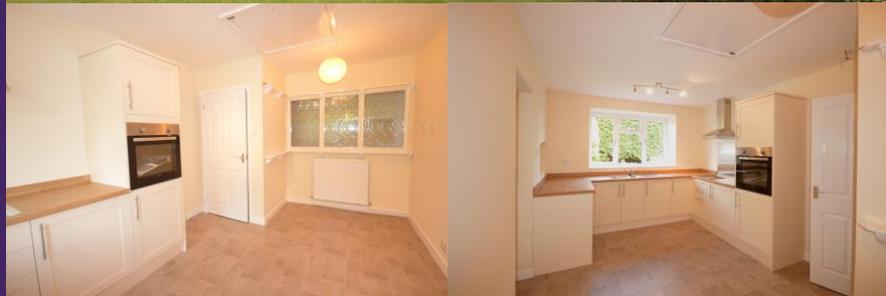
herbert r thomas

The Cottage, New Wallace Farm

, Wenvoe, , CF5 6BE

£1,350.00 PCM

Set in beautiful countryside near Wenvoe golf club this spacious two-bedroom cottage offers rural living and fabulous views while providing great access to the popular shopping development at Culverhouse Cross and access to the M4, Cardiff and Coastal town of Barry. The accommodation comprises: Entrance hallway, living room with open fire and French doors overlooking the gardens, Modern fitted kitchen/diner with built in oven, hob and hood, utility room, bedroom 2, dressing room/study and family bathroom with white suite with shower over the bath. To the first floor master bedroom with fitted wardrobes. Landscaped enclosed gardens.



HM Government

Energy Performance Certificate

The Cottage New Wallace Farm, Wenvoe, CARDIFF, CF5 6BE

Dwelling type: Semi-detached house	Reference number: 8458-7528-3015-1631-4922
Date of assessment: 29 August 2018	Type of assessment: RDS40 existing dwelling
Date of certificate: 27 March 2019	Total floor area: 81 m ²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:		£ 2,523
Over 3 years you could save		£ 1,290
Estimated energy costs of this home		
	Current costs	Potential costs
Lighting	£ 207 over 3 years	£ 207 over 3 years
Heating	£ 1,748 over 3 years	£ 831 over 3 years
Hot Water	£ 567 over 3 years	£ 195 over 3 years
Total	£ 2,523	£ 1,233

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

How energy efficient - lower ratings better

Rating	Current	Potential
A	29-33	34-38
B	34-38	39-43
C	39-43	44-48
D	44-48	49-53
E	49-53	54-58
F	54-58	59-63
G	59-63	64-68

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations in page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (58-65). This EPC rating shows how it fares in comparison to other properties. Most energy use and energy loss in homes is measured by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measure	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 75
2 Internal or external wall insulation	£4,000 - £14,000	£ 534
3 Floor insulation (solid floor)	£4,000 - £8,000	£ 150

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.energy.gov.uk or call 0800 123 1234 (subject to availability). The Green Deal may enable you to make your home warmer and cheaper to run.

Contacts

Cowbridge Office

59 High Street,
Cowbridge, CF71 7YL

01446 776374

rentals@hrt.uk.com

hrt.uk.com