



hrt

herbert r thomas

Flat 1 Corner House, Stag Lane,
Llantwit Major, The Vale Of Glamorgan, CF61
1YP

£725.00 PCM

Refurbished first floor flat situated in the centre of the beautiful town of Llantwit Major, providing excellent access to the shops, amenities and local train station. The accommodation comprises private entrance with stairs leading to the living room, fitted kitchen with cooker, two bedrooms and shower room. Gas central heating.



Contacts

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Energy Performance Certificate

Flat Corner House, Stag Lane, LLANTWIT MAJOR, CF61 1YP

Dwelling type: Top-floor flat Reference number: 8921-6820-8609-0194-2006

Date of assessment: 04 October 2019 Type of assessment: RdSAP, existing dwelling

Date of certificate: 04 October 2019 Total floor area: 83 m²

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: **£ 2,361**

Over 3 years you could save: **£ 777**

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	
Heating	£ 1,815 over 3 years	£ 1,035 over 3 years	
Hot Water	£ 315 over 3 years	£ 315 over 3 years	
Totals	£ 2,361	£ 1,561	You could save £ 777 over 3 years

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

Key energy efficient - lower running costs

Current	Potential
A	A
B	B
C	C
D	D
E	E
F	F
G	G

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 on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 777

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call Freephone 0800 444200. The Green Deal may enable you to make your home warmer and cheaper to run.