



hrt

herbert r thomas

Gerddi'r Briallu

Coity, Bridgend, CF35 6FR

£1,250 pcm

Beautifully presented three double bed roomed 3 storey property located in the sought-after Parc Derwen development in Coity. The accommodation comprises entrance hallway, cloakroom/WC. Thoughtfully opened up sociable living space combining kitchen, dining and lounge areas into one bright room with french doors that open onto the garden. The kitchen is fitted with a range of units with wood-effect laminate worksurfaces. It includes a one-and-a-half bowl sink unit, space for a washing machine, dishwasher and room for an American-style fridge freezer. Integrated appliances include an electric oven, four-burner gas hob, and matching cooker hood. First Floor, two double bedrooms and family bathroom. Second Floor, primary bedroom and ensuite. Low maintenance rear garden. Driveway and garage.



Contacts

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Energy performance certificate (EPC)

23 Gerddi'r Briallu, Coity BRIDGEND CF35 6FR	Energy rating C	Valid until: 8 January 2035
Property type Mid-terrace house		Certificate number: 4735-1122-2509-6487-7206
Total floor area 99 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/guidance/domestic-private-rented-property-minimum-energy-efficiency-standards-guidance>).

Energy rating and score

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

See how to improve this property's energy efficiency.

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

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.

For properties in England and Wales:
the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92-101	A		
81-91	B		
69-80	C	60	80
55-68	D		
39-54	E		
21-38	F		
1-20	G		