



# hrt

herbert r thomas

## 3 Bryn Y Telor

Coity, Bridgend, CF35 6FU

### £1,150.00 PCM

Situated in the Popular Parc Derwen Development, a Spacious Modern Semi Detached House with Parking and Garage. Accommodation comprising of: Entrance Hallway, Cloakroom/WC, Living Room and Modern Fitted Kitchen with gas hob, oven and hood with Diner with French Doors to the rear Garden. To the first floor: Three bedrooms, Two of which are doubles, Ensuite Shower Room and Family Bathroom. Enclosed Rear Garden. Driveway and Garage. Unfurnished. EPC Rating: B



## Contacts

**Cowbridge Office**

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### Energy performance certificate (EPC)

3, Bryn y Telor COITY BRIDGEND CF35 6FU	Energy rating <b>B</b>	Valid until 17 February 2026
Certificate number 0983-0739-0307-0263		

**Property type** Semi-detached house  
**Total floor area** 71 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/energy-efficiency-landlord-guidance>

#### 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](#)