



# hrt

herbert r thomas

**35 Derwen Deg**  
Neath, Neath Port Talbot, SA10 7FP

**£850.00 PCM**

Immaculate two double bedroomed property, located in the popular area of Bryncoch, which offers local amenities including shops, restaurants and parklands.

The accommodation comprises of: Entrance Porch, Living Room, Kitchen Diner with a range of cream wall and base units with wood effect roll top worksurfaces with integral gas hob, electric oven and hood, with French doors leading to landscaped gardens. To the first floor: Two double Bedrooms (with fitted wardrobes to Bedroom 1) and a newly fitted white Bathroom suit with bath with shower over, vanity with ceramic sink and close coupled WC.

To the front, 2 allocated parking spaces.



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### Energy performance certificate (EPC)

35 Derwen Deg SA10 7FP	Energy rating <b>C</b>	Valid until 21 October 2018
Certificate number 7000-2780-4050-2725-2561		

Property type: Mid-terrace house  
Total floor area: 61 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/uploads/system/uploads/attachment\\_data/file/694444](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/694444)

#### 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](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/694444)

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## Contacts

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