



## 35 Derwen Deg

Neath, Neath Port Talbot, SA10 7FP

**£850.00 PCM**

Immaculate two double bedrooomed 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.

## Contacts

### Cowbridge Office

59 High Street,  
Cowbridge, CF71 7YL

**01446 776374**  
[rentals@hrt.uk.com](mailto:rentals@hrt.uk.com)  
[hrt.uk.com](http://hrt.uk.com)



Download PDF Version of this document: [www.gov.uk/government/statistics/energy-performance-certificate-epc](https://www.gov.uk/government/statistics/energy-performance-certificate-epc)

19/02/20, 9:39 AM | Find an energy certificate (EPC) | GOV.UK

English | Cymraeg

### Energy performance certificate (EPC)

35 Derwen Deg NEATH SA10 7FP	Energy rating <b>C</b>	Valid until 31 October 2035
------------------------------------	---------------------------	--------------------------------

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 rules for lets and exemptions <https://www.gov.uk/government/statistics/energy-performance-certificate-epc-rules-and-exemptions-energy-efficiency-standards-for-short-let-rentals>

### 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](#)

icPDF