

# Energy performance certificate (EPC)

309 Western Avenue CARDIFF CF5 2BA	Energy rating <b>C</b>	Valid until: <b>29 July 2035</b>
		Certificate number: <b>2284-3053-4203-0105-2204</b>

**Property type** Detached house

**Total floor area** 199 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

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

[See how to improve this property's energy efficiency.](#)