

# Energy performance certificate (EPC)

23 Coed Arian  
CARDIFF  
CF14 2ND

Energy rating

C

Valid until: 29 April 2036

Certificate number: 1436-2924-7600-0751-1226

Property type Semi-detached bungalow

Total floor area 78 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).