



**11 Gordon Terrace, Bethesda, Gwynedd, LL57 3NR, Offers Over  
£130,000**

**HAF  
JONES &  
PEGLER**



A spacious Victorian mid terraced house situated on Gordon Terrace in the village of Bethesda, conveniently located to local amenities and within walking distance of the High Street. The property has been completely renovated by the present owners and briefly comprises entrance hall, lounge, dining room, kitchen, rear porch, 3 first floor bedrooms and a bathroom, large attic with potential for conversion, rear yard. The property also benefits from gas central heating and retains charter features including original tiled floor to the entrance hall and cast iron fireplaces.

#### DIRECTIONS

On entering Bethesda proceed along Bangor Road, Gordon Terrace is the second terrace on your right just after passing Anchor Motors on your left.

#### ACCOMMODATION

##### ENTRANCE HALL

**LOUNGE** 13' 4" x 12' 8" (4.06m x 3.86m)

**DINING ROOM** 13' 10" x 12' 3" (4.21m x 3.73m)

**KITCHEN** 14' 0" x 8' 4" (4.26m x 2.54m)

##### REAR PORCH

**BEDROOM 1** 12' 8" x 8' 0" (3.86m x 2.44m)

**BEDROOM 2** 11' 0" x 10' 10" (3.35m x 3.30m)

**BEDROOM 3** 9' 10" x 8' 0" (2.99m x 2.44m)

**BATHROOM** 8' 6" x 7' 0" (2.59m x 2.13m)

#### OUTSIDE

Small garden to the front, to the rear is a yard with stone outbuilding.









For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale  
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## Energy Performance Certificate



11, Gordon Terrace, Bethesda, BANGOR, LL57 3NR

Dwelling type: Mid-terrace house  
Date of assessment: 18 September 2015  
Date of certificate: 18 September 2015  
Reference number: 8303-4083-1929-4197-3153  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 95 m<sup>2</sup>

### Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

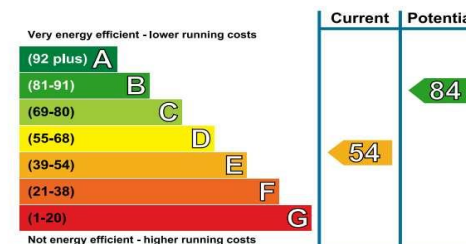
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,639</b>
<b>Over 3 years you could save</b>	<b>£ 1,677</b>

### Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 282 over 3 years	£ 180 over 3 years	<div style="border: 2px solid green; padding: 10px; text-align: center; color: white;"> <b>You could save £ 1,677 over 3 years</b> </div>
Heating	£ 2,937 over 3 years	£ 1,527 over 3 years	
Hot Water	£ 420 over 3 years	£ 255 over 3 years	
<b>Totals</b>	<b>£ 3,639</b>	<b>£ 1,962</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

### Energy Efficiency Rating



### Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 234	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 351	✓
3 Draught proofing	£80 - £120	£ 108	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call **0300 123 1234** (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.