

haf jones & pegler

gwerthwyr tai • estate agents



8 Water Street
Llanberis, LL55 4EP

£145,000



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Property Description

A very well presented terraced house situated in the sought after village of Llanberis. The property briefly comprises entrance hall, spacious lounge/diner, kitchen, bathroom, 2 first floor bedrooms, enclosed yard to the rear. The property also benefits from gas central heating and PVCu double glazing.

Directions

Proceed into Llanberis and along the High Street and take the right turn just before V12 climbing shop into Well Street, then right into Water Street and the property will then be seen on your left hand side.

Accommodation

Entrance Hall

Door to:

Lounge/Diner 6.15m (20'2") x 2.76m (9'1")

PVCu double glazed window to front, PVCu double glazed window to rear, inglenook fireplace with cast-iron multi fuel stove, two radiators, laminate flooring, stairs, open plan to:

Kitchen 3.48m (11'5") x 1.84m (6')

Fitted with a matching of base units with worktop space over, Belfast sink, space for automatic washing machine and cooker, PVCu double glazed window to side, PVCu double glazed back door, door to:

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and w.c, tiled splashbacks, heated towel rail, PVCu double glazed window to rear.

Landing

Door to:

Bedroom 1 3.56m (11'8") max x 3.00m (9'10")

PVCu double glazed window to rear, radiator, laminate flooring, built in cupboard.

Bedroom 2 4.10m (13'5") max x 3.01m (9'10")

Two PVCu double glazed windows to front, double radiator, laminate flooring.

Outside

To the rear of the property is an enclosed garden.





MISREPRESENTATION ACT 1967

These particulars are issued by Haf Jones & Pegler on the understanding that: (1) the particulars are set out as a general guidance for intending purchasers or lessees and do not constitute, or constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Haf Jones & Pegler has any authority to make or give any warranty whatever in this property; (4) neither Haf Jones & Pegler nor the vendors of the property shall be responsible for any expense that may be incurred in visiting the property should it prove to be unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing.

Energy Performance Certificate

8, Water Street, Llanberis, CAERNARFON, LL55 4EP

Dwelling type: Mid-terrace house
Date of assessment: 03 February 2015
Date of certificate: 03 February 2015
Reference number: 8407-1873-1229-1207-4253
Type of assessment: RdSAP, existing dwelling
Total floor area: 57 m²

Use this document to:

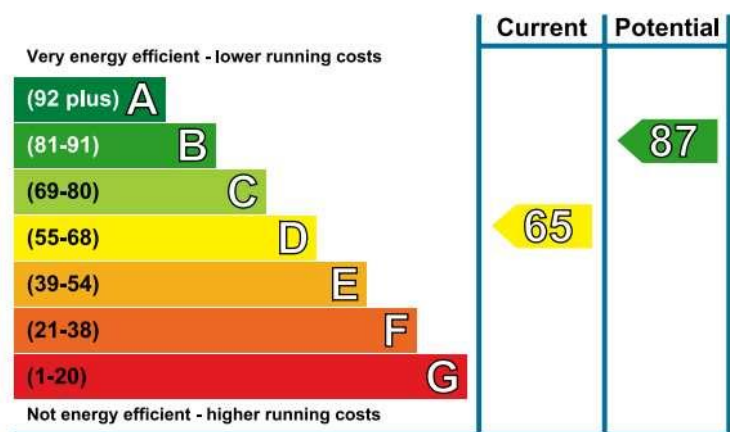
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,121
Over 3 years you could save	£ 597

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 117 over 3 years	
Heating	£ 1,602 over 3 years	£ 1,206 over 3 years	
Hot Water	£ 288 over 3 years	£ 201 over 3 years	
Totals	£ 2,121	£ 1,524	

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



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 306
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 108
3 Low energy lighting for all fixed outlets	£30	£ 96

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.