3 Bryn Llys Llwyd, Caernarfon Road, Bangor, Gwynedd, LL57 4TA, £160,000



A new build 3 bedroom semi detached house situated on Caernarfon Road, conveniently located to local amenities and within easy reach of the road network. The property briefly comprises entrance hall with 2 store cupboards, cloakroom, lounge, kitchen/diner, utility room, 3 first floor bedrooms, master having en-suite shower room, family bathroom, 2 off road parking bays, rear garden laid to lawn. The property also benefits from gas central heating and PVCu double glazing. Please note the internal pictures are of Plot Number 1.

### DIRECTIONS

Proceed out of Bangor along Caernarfon Road passing the Home Bargains store on the left hand side, on reaching the roundabout at the bottom of Coed Mawr hill the property will be seen on the left hand side.

ACCOMMODATION

ENTRANCE HALL 3' 8" x 14' 10" (1.12m x 4.52m)

W.C 4' 4" x 4' 5" (1.32m x 1.35m)

LOUNGE 10' 0" x 14' 6" (3.05m x 4.42m)

KITCHEN 15' 11" x 10' 8" (4.85m x 3.25m)

UTILITY 4' 4" x 4' 5" (1.32m x 1.35m)

LANDING 9' 11" x 7' 11" (3.02m x 2.41m)

MASTER BEDROOM 10' 2" x 13' 11" (3.10m x 4.24m)

EN-SUITE SHOWER ROOM 6' 0" x 4' 8" (1.83m x 1.42m)

BEDROOM 1 6' 8'' x 11' 6'' (2.03m x 3.50m)

BEDROOM 2 9' 3" x 11' 6" (2.82m x 3.50m)

BATHROOM 5' 9" x 6' 11" (1.75m x 2.11m)

GARDEN

















## **Energy Performance Certificate**

# HM Government

#### 3 Llys Bryn Llwyd, Caernarfon Road, BANGOR, LL57 4TA

| Dwelling type:       | Semi-deta | ched house | Reference number:   | 8193-7338-5300-1399-2906 |
|----------------------|-----------|------------|---------------------|--------------------------|
| Date of assessment:  | 01 Augus  | t 2017     | Type of assessment: | SAP, new dwelling        |
| Date of certificate: | 07 Augus  | t 2017     | Total floor area:   | 95 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              | £ 1,053<br>£ 105   |                    |                          |  |
|-------------------------------------|--------------------|--------------------|--------------------------|--|
| Over 3 years you could              |                    |                    |                          |  |
| Estimated energy costs of this home |                    |                    |                          |  |
|                                     | Current costs      | Potential costs    | Potential future savings |  |
| Lighting                            | £ 207 over 3 years | £ 207 over 3 years |                          |  |
| Heating                             | £ 576 over 3 years | £ 576 over 3 years | You could                |  |
| Hot Water                           | £ 270 over 3 years | £ 165 over 3 years | save £ 105               |  |
| Totals                              | £ 1,053            | £ 948              | over 3 years             |  |

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**



otential 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.

| Actio | ns vou can | take | to save money and | make | vour | home more efficien |  |
|-------|------------|------|-------------------|------|------|--------------------|--|
|       |            |      |                   |      |      |                    |  |

| Recommended measures                 | Indicative cost | Typical savings<br>over 3 years |
|--------------------------------------|-----------------|---------------------------------|
| 1 Solar water heating                | £4,000 - £6,000 | £ 102                           |
| 2 Solar photovoltaic panels, 2.5 kWp | £5,000 - £8,000 | £ 861                           |

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317 High Street Bangor Gwynedd LL57 1YA 01248 36 44 22 sales@hafjonesandpegler.co

#### **ISREPRESENTATION ACT 1967**

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