



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

HAF
JONES &
PEGLER

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



3 Llŷs Bryn Llwyd, Caernarfon Road, BANGOR, LL57 4TA

Dwelling type: Semi-detached house

Reference number: 8193-7338-5300-1399-2906

Date of assessment: 01 August 2017

Type of assessment: SAP, new dwelling

Date of certificate: 07 August 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 of dwelling for 3 years: £ 1,053

Over 3 years you could save £ 105

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	<div> <p>You could save £ 105 over 3 years</p> </div>
Heating	£ 576 over 3 years	£ 576 over 3 years	
Hot Water	£ 270 over 3 years	£ 165 over 3 years	
Totals	£ 1,053	£ 948	

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

Very energy efficient - lower running costs	Current	Potential	The graph shows the current energy efficiency of your home.
(92 plus) A	<div> <p>85</p> </div>	<div> <p>96</p> </div>	The higher the rating the lower your fuel bills are likely to be.
(81-91) B			The potential rating shows the effect of undertaking the recommendations on page 3.
(69-80) C			The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).
(55-68) D			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.
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			

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

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