

# haf jones & pegler

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14 Lon Tyddyn  
Bangor, LL57 1EH

£109,450



[www.hafjonesandpegler.co.uk](http://www.hafjonesandpegler.co.uk)

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## Property Description

An end terrace house occupying a good sized plot in an elevated cul de sac position on the outskirts of the city from where there are good views towards the mountains. The property briefly comprises entrance hall, spacious lounge/diner, kitchen, utility room, 3 first floor bedrooms, store room and a bathroom. Gardens to the front, side and rear with potential to create off road parking. The property also benefits from gas central heating and PVCu double glazing.

## Directions

Proceeding out of Bangor along Llandegai Road (A5), after passing the left hand turning for Port Penrhyn, continue along for approximately 150 yards and turn right into Penrhyn Avenue. When you reach the brow of the hill, turn right into Ffordd Castell. Follow the road for approximately 200 yards and after passing the school on your right, bear right into Lon Y Felin. As you approach the end of the cul de sac, bear left into Lon Tyddyn and take the first turning on the right. The property will then be found as the first house on your right hand side.

## Accommodation

### Entrance Hall

Radiator, laminate flooring, stairs, door to:

### Utility Room 1.86m (6'1") x 1.61m (5'3")

Space for automatic washing machine and tumble drier, PVCu double glazed window to front, tiled flooring, w.c.

### Kitchen 2.88m (9'5") x 2.82m (9'3")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated fridge and freezer, space for dishwasher, built-in electric oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to rear, radiator, tiled flooring, PVCu double glazed back door.

### Lounge/Diner 6.83m (22'5") x 3.12m (10'3")

PVCu double glazed window to rear, PVCu double glazed window to front, two radiators, laminate flooring.

## Landing

Store cupboard, door to:

### Bedroom 1 3.16m (10'4") x 3.15m (10'4")

PVCu double glazed window to front.

### Bedroom 2 3.52m (11'7") x 3.15m (10'4")

PVCu double glazed window to rear.

### Bedroom 3 2.97m (9'9") x 2.26m (7'5")

PVCu double glazed window to rear.

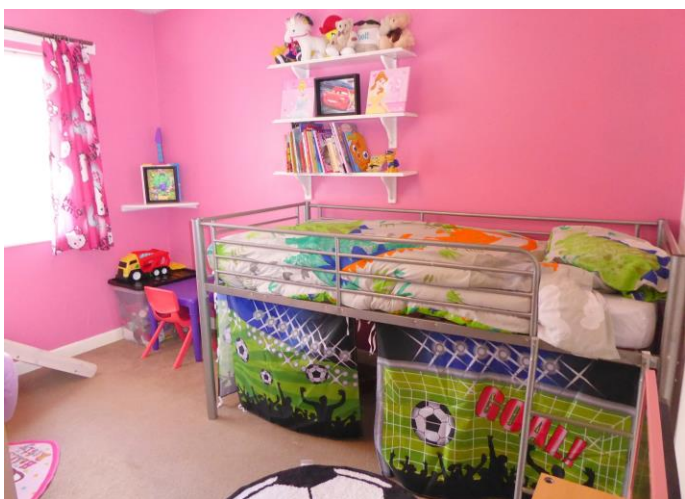
## Bathroom

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

## Outside

Lawned garden to the front, yard to the side, lawned and patio garden to the rear.





#### 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

14, Lon Tyddyn, BANGOR, LL57 1EH

**Dwelling type:** end-terrace house  
**Date of assessment:** 12 February 2015  
**Date of certificate:** 12 February 2015

**Reference number:** 8395-7122-0600-3442-9996  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 93 m<sup>2</sup>

## Use this document to:

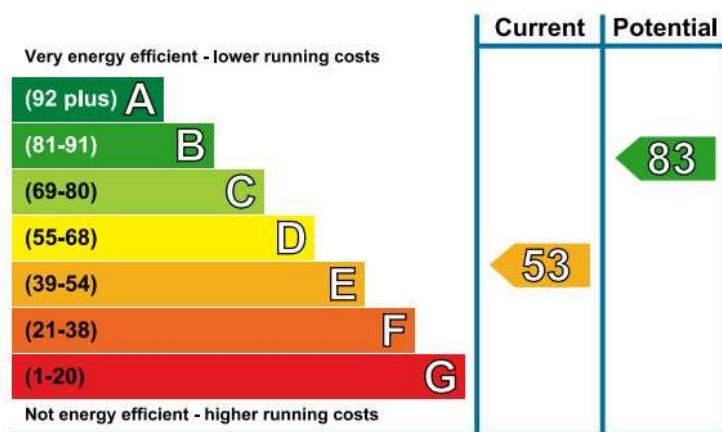
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 3,597</b>
<b>Over 3 years you could save</b>	<b>£ 1,605</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 345 over 3 years	£ 174 over 3 years	
Heating	£ 2,883 over 3 years	£ 1,554 over 3 years	
Hot Water	£ 369 over 3 years	£ 264 over 3 years	
<b>Totals</b>	<b>£ 3,597</b>	<b>£ 1,992</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



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 Increase loft insulation to 270 mm	£100 - £350	£ 189
2 Cavity wall insulation	£500 - £1,500	£ 741
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 165

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.