

haf jones & pegler

gwerthwyr tai • estate agents



26 Gerlan Road
Bethesda, LL57 3TL

£119,950



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Property Description

A extended mid terraced house set in an elevated position with views to the mountains. The property briefly comprises utility porch, spacious lounge/diner, modern kitchen and bathroom fittings, 2 first floor bedrooms and a raised patio garden leading onto lawned garden. The property also benefits from an inglenook fireplace with wood burning stove, gas fired central heating and upvc double glazing.

Directions

Proceed through Bethesda from the Bangor direction and just before the Spar shop turn left, at the roundabout take the right turn for Gerlan, on reaching the Spar shop in Gerlan carry on straight ahead passing the turning down for Well Street, the property will then be seen on the right hand side.

Accommodation

Utility Room 6' 10" x 6' 10" (2.08m x 2.08m)

With plumbing for automatic washing machine, PVCu double glazed window to side, double radiator, tiled flooring.

Lounge/Diner 19' 10" x 14' 6" (6.04m x 4.42m)

PVCu double glazed window to front, inglenook fireplace with wood burning stove, two radiators, laminate flooring, door to:

Kitchen 7' 9" x 14' 5" (2.36m x 4.39m)

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, space for fridge/freezer, integrated dishwasher and oven and hob, PVCu double glazed window to rear, radiator, PVCu double glazed back door.

Landing

PVCu double glazed window to front, access hatch to loft, fitted store cupboard housing boiler, door to:

Bedroom 1 11' 7" x 8' 5" (3.53m x 2.56m)

PVCu double glazed window, radiator.

Bedroom 2 7' 10" x 8' 11" (2.38m x 2.72m)

PVCu double glazed window, radiator.

Bathroom

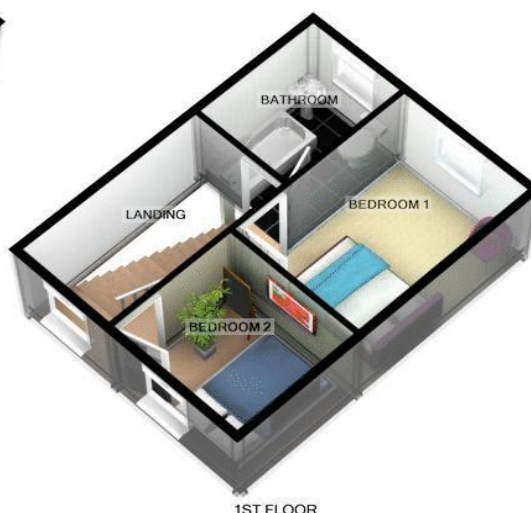
Fitted with three piece suite comprising bath with shower above, wash hand basin and w.c, tiled splashback, PVCu double glazed window to rear, radiator, tiled flooring.

Outside

To the front of the property are steps down to a small courtyard with store room off, to the rear of the property is a raised patio with lawned garden beyond with views to the mountains.



GROUND FLOOR



1ST FLOOR



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

26, Gerlan Road, Bethesda, BANGOR, LL57 3TL

Dwelling type: Mid-terrace house
Date of assessment: 03 January 2013
Date of certificate: 03 January 2013

Reference number: 8647-7029-0440-6447-5902
Type of assessment: RdSAP, existing dwelling
Total floor area: 58 m²

Use this document to:

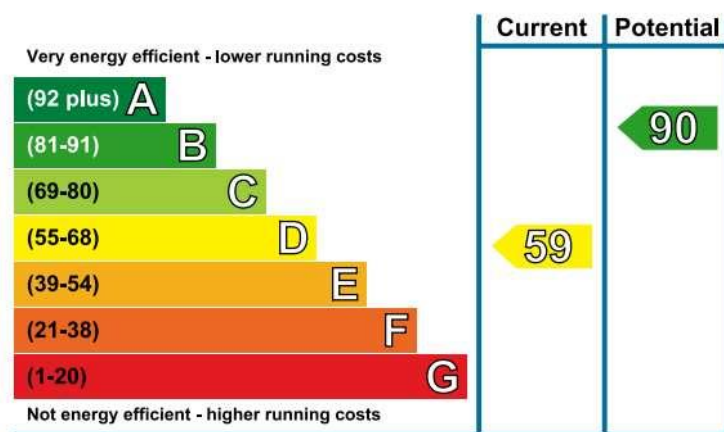
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,040
Over 3 years you could save	£ 867

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 102 over 3 years	£ 102 over 3 years	
Heating	£ 1,659 over 3 years	£ 915 over 3 years	
Hot Water	£ 279 over 3 years	£ 156 over 3 years	
Totals	£ 2,040	£ 1,173	

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	£ 66
2 Internal or external wall insulation	£4,000 - £14,000	£ 444
3 Floor Insulation	£800 - £1,200	£ 84

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.