

haf jones & pegler

gwerthwyr tai • estate agents



Lliffon
Waunfawr, LL55 4YY

£75,000



www.hafjonesandpegler.co.uk

317 High Street ■ Bangor ■ Gwynedd ■ LL57 1YA ■ 01248 364 422
sales@hafjonesandpegler.co.uk

Property Description

An end of terrace house with the benefit of a new roof in recent years, situated in the popular village of Waunfawr.

The property briefly comprises entrance hall, lounge, kitchen, 2 first floor bedrooms, box room and a bathroom, enclosed yard to the rear with 3 store sheds.

The property also benefits from PVCu double glazing and storage heating.

Directions

Proceed into the village from the Caeathro direction and the property will be seen on the left hand side, after passing the Skoda garage on the right.

Accommodation

Entrance Hall

Stairs, door to:

Lounge

3.81m (12'6") x 3.20m (10'6")

PVCu double glazed window to front, open fire set in a tiled surround, electric storage heater, door to:

Kitchen

4.41m (14'6") x 2.13m (7') max

Fitted with a range of base units with worktop space over, stainless steel sink with mixer tap, space for fridge/freezer, automatic washing machine and cooker, PVCu double glazed window to rear, PVCu double glazed back door.

Landing

Electric storage heater, door to:

Bedroom 1

4.18m (13'9") x 2.90m (9'6")

PVCu double glazed window to front, electric storage heater.

Bedroom 2

2.90m (9'6") x 2.64m (8'8")

PVCu double glazed window to rear, electric storage heater.

Box Room

1.85m (6'1") x 1.52m (5')

PVCu double glazed window to front.

Bathroom

Fitted with three piece comprising bath, wash hand basin and w.c, PVCu double glazed window to rear.

Outside

Small fore garden, enclosed yard to the rear with 3 store sheds.





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

Llifon, Waunfawr, CAERNARFON, LL55 4YY

Dwelling type: end-terrace house
Date of assessment: 06 September 2018
Date of certificate: 06 September 2018

Reference number: 8618-7121-6960-1076-5906
Type of assessment: RdSAP, existing dwelling
Total floor area: 51 m²

Use this document to:

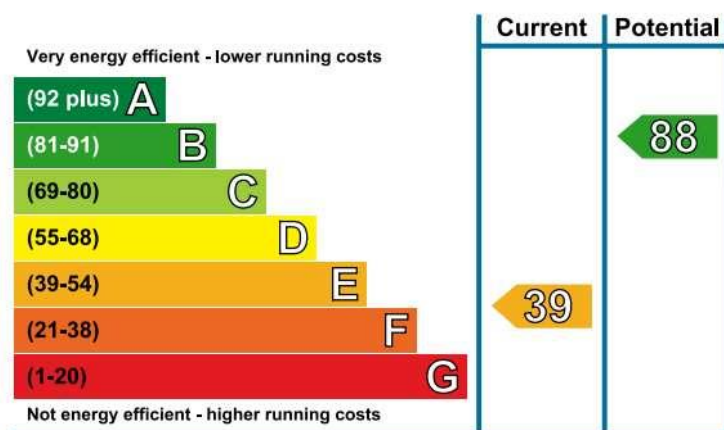
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,038
Over 3 years you could save	£ 2,247

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 162 over 3 years	£ 162 over 3 years	
Heating	£ 3,147 over 3 years	£ 1,371 over 3 years	
Hot Water	£ 729 over 3 years	£ 258 over 3 years	
Totals	£ 4,038	£ 1,791	

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	£ 1,227
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138
3 High heat retention storage heaters and dual immersion cylinder	£1,600 - £2,400	£ 726

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.