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Tyddyn Tegai
Tregarth, LL57 4AR

£195,000



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Property Description

A well presented detached house situated in a private location in the centre of the sought after village of Tregarth.

The property briefly comprises entrance hall, lounge, kitchen, dining room, ground floor bedroom and bathroom, 2 first floor bedrooms (master having en-suite shower room). The property stands in good size gardens with large patio area, off road parking area, brick built store shed and w.c, further off road parking/patio area to the front with a wealth of established trees, shrubs, bushes and plants. The property also benefits from gas central heating and upvc double glazing.

Directions

Proceed out of Bangor in the Bethesda direction and turn right for Tregarth just before Halfway bridge, follow the road round to the right and then to the left into Tanrhiw Road, the entrance to the property will then be seen on the left hand side about halfway along with green painted farm style gate, park on the main road and walk down, the property will then be seen on the left hand side.

Accommodation

Entrance Hall

Radiator, laminate flooring, coving to ceiling, fitted under stair storage, door to:

Lounge 3.66m (12') x 3.23m (10'7")

PVCu double glazed bay window to front, gas fire set in marble surround, double radiator, laminate flooring, coving to ceiling.

Dining Room 5.18m (17') x 2.16m (7'1")

PVCu double glazed window to rear, double radiator, coving to ceiling, double glazed French double doors to garden, open plan to:

Kitchen 3.81m (12'6") max x 2.36m (7'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge/freezer, slimline dishwasher and automatic washing machine, fitted electric oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to front, slate flooring.

Bedroom 3 3.94m (12'11") x 1.96m (6'5")

PVCu double glazed window to rear, double radiator, laminate flooring, coving to ceiling.

Bathroom

Fitted with four piece suite comprising bath, wash hand basin, shower cubicle and W.C, tiled walls, heated towel rail, extractor fan, PVCu double glazed window to front, tiled flooring, coving to ceiling with recessed spotlights.

Landing

Access to loft, PVCu double glazed tilt and turn large window opening onto flat roof, door to:

Bedroom 1 14' 8" x 13' 0" (4.47m x 3.96m)

PVCu double glazed window to front, PVCu double glazed window to side, radiator, door to:

En-suite Shower Room

Shower, wash hand basin and W.C, extractor fan, tiled walls, PVCu double glazed window to front, radiator, tiled flooring, recessed spotlights.

Bedroom 2 4.42m (14'6") x 3.56m (11'8")

PVCu double glazed window to front, radiator.

Outside

To the front of the property is a patio area which can be used as additional off road parking area, to the side are brick built store shed with attached W.C, to the rear is a terraced garden which has been built of slate with a variety of trees, shrubs, bushes and plants, large curved patio area, off road parking area and a timber garden shed.





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.

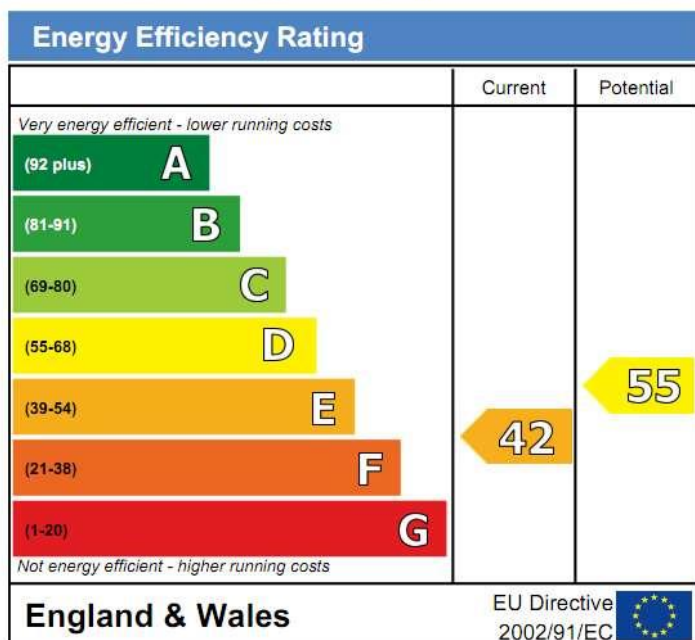
Energy Performance Certificate



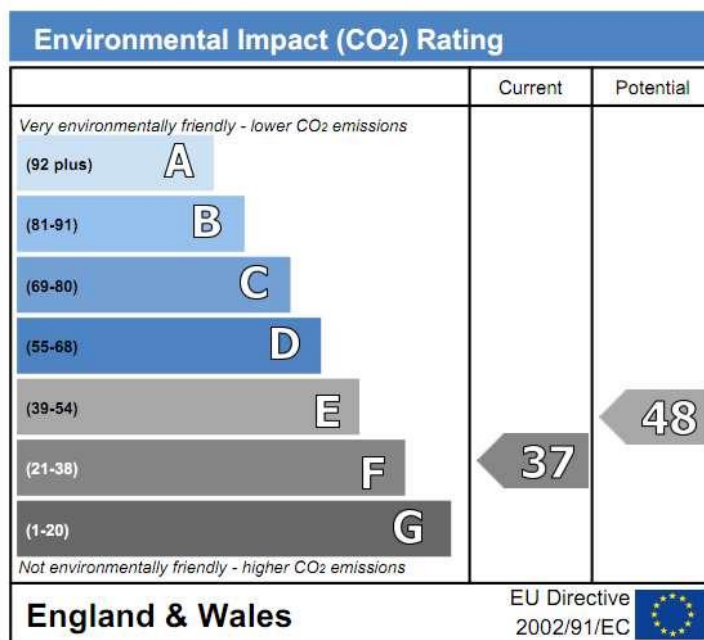
Tyddyn Tegai,
Tregarth,
BANGOR,
LL57 4AR

Dwelling type: Detached house
Date of assessment: 22 June 2010
Date of certificate: 22 June 2010
Reference number: 8840-6226-7010-2722-4922
Type of assessment: RdSAP, existing dwelling
Total floor area: 107 m²

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	442 kWh/m ² per year	339 kWh/m ² per year
Carbon dioxide emissions	7.9 tonnes per year	6.1 tonnes per year
Lighting	£106 per year	£56 per year
Heating	£1,189 per year	£946 per year
Hot water	£132 per year	£109 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.