

# haf jones & pegler

gwerthwyr tai • estate agents



2 Railway Cottages, Felin Hen,  
Bangor, LL57 4BE

£130,000



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

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## Property Description

A semi detached cottage with large gardens situated in a sought after location. The property briefly comprises porch, entrance hall, lounge, sitting room, kitchen/breakfast room, w.c. rear porch, 3 first floor bedrooms 1 with borrowed light, bathroom, views over open fields to the side and ample off road parking. The property benefits from partial PVCu double glazing.

Please note the property requires complete renovation and immediate attention is required to the flat roof.

## Directions

From the One Stop service station proceed on the A4244 in the Llanberis direction and just before the left turning for Tregarth the property will be seen on the left hand side.

## Accommodation

### Enclosed Porch

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

### Entrance Hall

Stairs, door to:

### Lounge 4.27m (14') x 3.73m (12'3")

Single secondary glazed window to front, open fire set in timber surround, laminate flooring, double door to:

### Living Room 5.36m (17'7") x 2.08m (6'10")

Single secondary glazed window to side, laminate flooring, door to:

### Kitchen/Breakfast Room 5.36m (17'7") x 2.59m (8'6")

Fitted with a matching base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, automatic washing machine and cooker, PVCu double glazed window to rear, single glazed window to side, door to:

### Rear Lobby

Door to:

### WC

Fitted with W.C.

### Rear Porch

Single glazed window to rear, PVCu double glazed back door.

## Landing

Open plan to Bedroom 2, door to:

### Bedroom 1 4.46m (14'7") x 2.82m (9'3")

Single secondary glazed window to front, door to:

### Bedroom 2 2.77m (9'1") x 2.46m (8'1")

Window to the rear.

### Bedroom 3 3.45m (11'4") x 2.13m (7')

Borrowed light window to rear.

## Bathroom

Fitted with three piece suite comprising bath, wash hand basin and W.C, single secondary glazed window to rear.

## Outside

To the front and side of the property is a drive providing off road parking, with a large rear garden with mature trees.



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

2 Railway Cottages, Felin Hen, BANGOR, LL57 4BE

**Dwelling type:** Semi-detached house  
**Date of assessment:** 16 October 2014  
**Date of certificate:** 16 October 2014

**Reference number:** 9768-0997-7240-2784-9924  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 121 m<sup>2</sup>

## Use this document to:

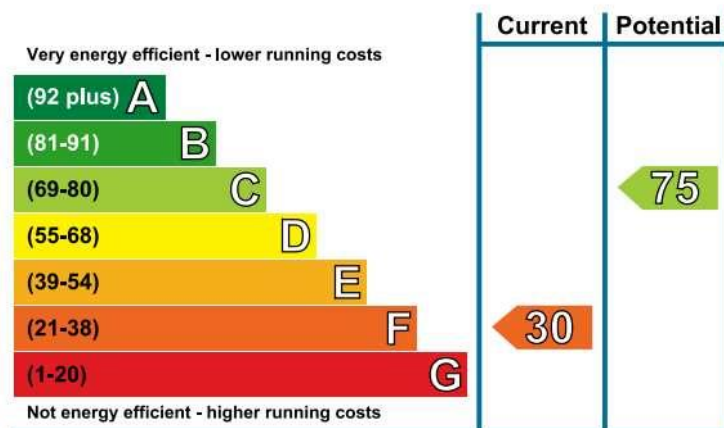
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,705</b>
<b>Over 3 years you could save</b>	<b>£ 3,498</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 201 over 3 years	
Heating	£ 5,943 over 3 years	£ 2,766 over 3 years	
Hot Water	£ 489 over 3 years	£ 240 over 3 years	
<b>Totals</b>	<b>£ 6,705</b>	<b>£ 3,207</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	£ 430
2 Cavity wall insulation	£500 - £1,500	£ 630
3 Internal or external wall insulation	£4,000 - £14,000	£ 1,205

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.