

haf jones & pegler

gwerthwyr tai • estate agents



3 Tan Y Graig
Cwm-Y-Glo, LL55 4DL

£120,000



www.hafjonesandpegler.co.uk

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

Property Description

A double fronted end of terrace house situated in the village of Cwm Y Glo. The property briefly comprises lounge with a feature inglenook fireplace, dining room, study, kitchen, three first floor bedrooms and a bathroom. The property also benefits from double glazing, LPG central heating and a front and rear garden with a side gated access.

Directions

From the Llanberis direction take the first turning on the left into Cwm y Glo and pass playing fields on your left, the property is then on the left hand side.

Accommodation

Lounge 3.84m (12'7") x 3.78m (12'5")

PVCu double glazed window to front, inglenook fireplace with cast-iron multi fuel stove, double radiator, slate flooring, exposed beams, stairs, door to:

Study 3.25m (10'8") x 1.93m (6'4")

PVCu double glazed window to front, double radiator, tiled flooring, exposed beams.

Dining Room 3.40m (11'2") x 2.91m (9'6") max

PVCu double glazed window to rear, tiled flooring, inglenook fireplace, open plan to:

Kitchen 2.44m (8') x 2.08m (6'10")

Fitted with a matching range of base and eye level units with worktop space over, belfast sink, space for fridge/freezer, built-in electric oven, built-in four ring ceramic hob, PVCu double glazed window to rear, radiator, PVCu double glazed back door.

Landing

Door to:

Bedroom 1 2.60m (8'6") x 2.31m (7'7")

PVCu double glazed window to rear, fireplace, double radiator, sanded floorboards.

Bedroom 2 3.53m (11'7") x 2.18m (7'2")

PVCu double glazed window to front, double radiator, sanded floorboards.

Bedroom 3 2.97m (9'9") x 1.85m (6'1")

PVCu double glazed window to front, double radiator, floorboards.

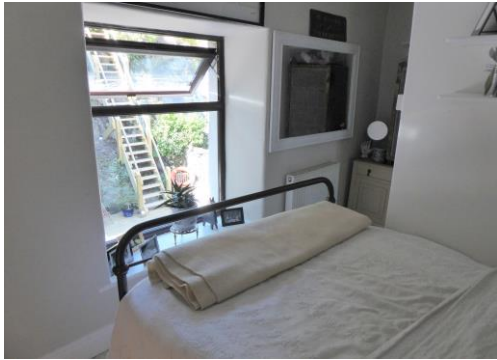
Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and W.C, PVCu double glazed window to rear, sanded floorboards.

Outside

To the front of the property is an easy to maintain decorative gravel garden, pedestrian access to the side, to the rear is a decked and patio garden, outside W.C and a staircase up to an elevated garden with fantastic views.





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




3 Tan y Graig
Cwm-y-Glo
CAERNARFON
LL55 4DL

Dwelling type: Semi-detached house
Date of assessment: 27 May 2011
Date of certificate: 30 May 2011
Reference number: 8509-6125-8140-6743-3926
Type of assessment: RdSAP, existing dwelling
Total floor area: 84 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.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E		
(21 - 38) F	35	38
(1 - 20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC 		

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.

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D		
(39 - 54) E	50	52
(21 - 38) F		
(1 - 20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC 		

The environmental impact rating is a measure of a 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	288 kWh/m ² per year	275 kWh/m ² per year
Carbon dioxide emissions	4.9 tonnes per year	4.7 tonnes per year
Lighting	£43 per year	£43 per year
Heating	£1,183 per year	£1,119 per year
Hot water	£164 per year	£164 per year

You could save up to £64 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 temperature, 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.



Remember to look for the Energy Saving Trust 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.