

# haf jones & pegler

gwerthwyr tai • estate agents



99 Carneddi Road  
Bethesda, LL57 3SG

£120,000



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## Property Description

A well presented mid terraced house situated on Carneddi Road with stunning mountain views from the front elevation. The property briefly comprises porch, entrance hall, lounge, sitting room, kitchen, 2 first floor bedrooms and a 4 piece bathroom, enclosed rear yard with store shed, raised lawned and patio garden beyond. The property also benefits from freeview satellite dish, gas central heating and PVCu double glazing.

## Directions

From the Bangor direction proceed through the High Street and turn left into Pen Y Bryn just before the Spar shop, straight over at the roundabout and follow the road round to the left turning right at the top of the hill into Carneddi Road, pass Maes Yr Athro development and the turning up for Cilfoden, the house is then the second to last house in the terrace on the left hand side.

## Accommodation

### Enclosed Porch

Door to:

### Entrance Hall

Radiator, stairs, door to:

### Lounge 3.40m (11'2") x 2.92m (9'7")

PVCu double glazed window to front, gas fire, double radiator, fitted alcove cupboards.

### Sitting Room 4.52m (14'10") x 3.15m (10'4")

PVCu double glazed window to rear, gas fire, double radiator, door to:

### Kitchen 2.79m (9'2") x 2.36m (7'9")

Fitted with a range of base units with worktop space over, stainless steel sink with mixer tap, intergrated fridge/freezer, automatic washing machine, oven and hob, PVCu double glazed window to side, radiator, Velux roof light, door to garden.

## Landing

PVCu double glazed window to front, door to:

### Bedroom 1 3.50m (11'6") x 3.21m (10'6")

PVCu double glazed window to front, double radiator.

### Bedroom 2 3.07m (10'1") x 2.54m (8'4")

PVCu double glazed window to rear, double radiator.

## Bathroom

Fitted with four piece suite comprising bath, wash hand basin, shower cubicle and w.c, PVCu double glazed window to rear, radiator.

## Outside

Small fore garden with seating area taking full advantage of the views, enclosed rear yard with store shed, across the access lane is a further garden laid to lawn and patio area.





#### 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.



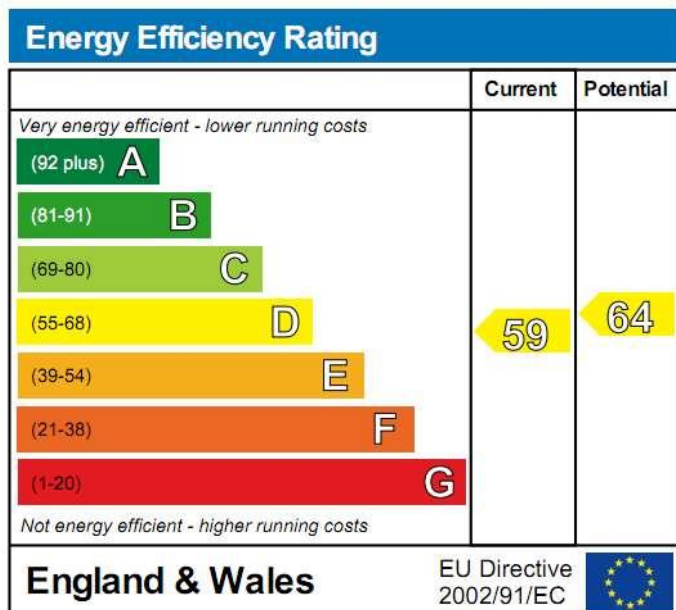
# Energy Performance Certificate



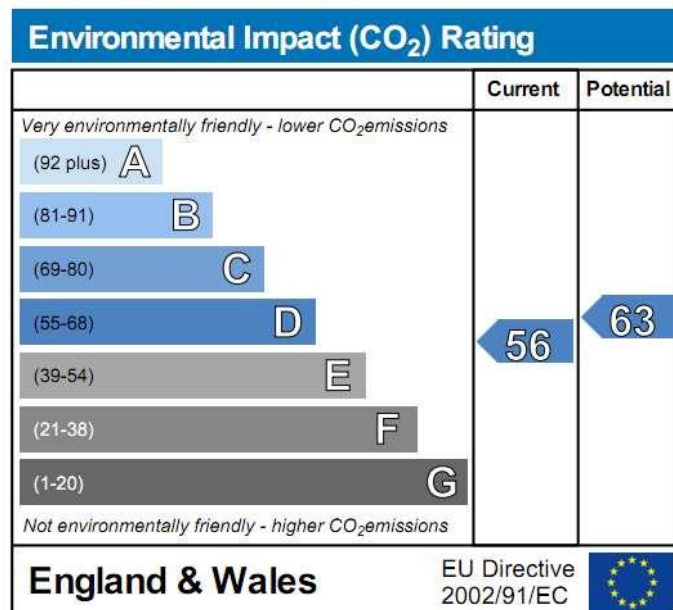
99, Carneddi Road  
Carneddi, Bethesda  
BANGOR  
LL57 3SG

Dwelling type: Mid-terrace house  
Date of assessment: 01 March 2012  
Date of certificate: 01 March 2012  
Reference number: 8004-5099-3629-7806-9723  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 70 m<sup>2</sup>

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 (CO<sub>2</sub>) 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 a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	282 kWh/m <sup>2</sup> per year	237 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.8 tonnes per year	3.2 tonnes per year
Lighting	£60 per year	£40 per year
Heating	£642 per year	£561 per year
Hot water	£89 per year	£80 per year

### You could save up to £110 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.



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.