

haf jones & pegler

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4 Minffordd Terrace
Rhos Isaf, LL54 7NF

£165,000



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Property Description

A most individual end of terrace house standing in large gardens, situated in the sought after village of Rhos Isaf. Attached to the property is a stone outbuilding which could easily be converted to form part of the main house.

The property briefly comprises hall, lounge, sitting room, kitchen, 3 first floor bedrooms and a bathroom. To the rear of the property is a lawned garden and to the side is another lawned garden with mature trees.

The owners are currently in the process of widening the drive up to the property which will then create a long drive with ample off road parking and turning area.

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

Directions

From Dinas, take the road signposted Rhos Isaf and proceed into the village, pass the converted chapel on the right and proceed up the hill, the terrace will then be seen on the left hand side opposite the large new builds.

Accommodation

Entrance Hall

Stairs, door to:

Lounge 4.71m (15'5") x 3.14m (10'4") max

PVCu double glazed window to front, open fire with set in and tiled surround, electric storage heater, store cupboard, door to:

Kitchen 3.66m (12') x 1.92m (6'4")

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

Sitting Room 2.69m (8'10") x 2.56m (8'5")

PVCu double glazed window to front, electric storage heater.

Landing

PVCu double glazed window to rear, PVCu double glazed window to front, door to:

Bedroom 1 3.15m (10'4") x 3.11m (10'2")

PVCu double glazed window to front, electric storage heater.

Bedroom 2 2.87m (9'5") x 2.67m (8'9")

PVCu double glazed window to front.

Bedroom 3 2.67m (8'9") x 2.13m (7')

PVCu double glazed window to rear.

Bathroom

Fitted with three piece suite having bath with shower over, wash hand basin and W.C, tiled splashbacks, PVCu double glazed window to rear, fitted cupboard.

Workshop 4.29m (14'1") x 3.67m (12'1") max

Outside

Drive to the front which is in the process of been widened, large garden to the side with mature trees, to the rear is a further lawned garden.



GROUND FLOOR



1ST FLOOR



MISREPRESENTATION ACT 1967

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Energy Performance Certificate



4 Minffordd Terrace, Rhostryfan, CAERNARFON, LL54 7NF

Dwelling type: end-terrace house

Date of assessment: 26 July 2018

Date of certificate: 26 July 2018

Reference number: 0950-2896-7934-9428-7385

Type of assessment: RdSAP, existing dwelling

Total floor area: 73 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:

£ 5,805

Over 3 years you could save

£ 3,945

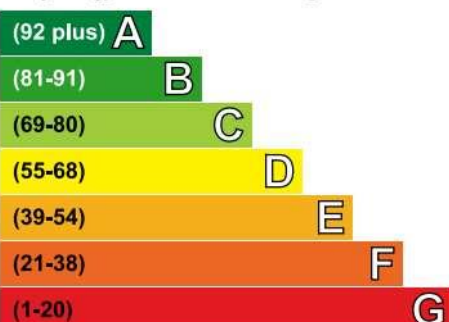
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 309 over 3 years	£ 177 over 3 years	
Heating	£ 4,719 over 3 years	£ 1,383 over 3 years	
Hot Water	£ 777 over 3 years	£ 300 over 3 years	
Totals	£ 5,805	£ 1,860	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
28	112

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	£ 1,134
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,608
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 189

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.