

# haf jones & pegler

gwerthwyr tai • estate agents



11 Ffordd Hebog  
Y Felinheli, LL56 4QZ

£159,950



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## Property Description

A freehold 3 bedroom mid terraced house having views from the first floor to the Menai Straits located on the sought after Marina of Y Felinheli. The property briefly comprises entrance porch, entrance hall, 3 ground floor bedrooms and a bathroom, to the first floor is an open plan living area comprising of lounge, dining and kitchen areas with patio doors to a balcony. The property also benefits from storage heating and upvc double glazing.

## Directions

Proceed into Felinheli from the Bangor direction and as you enter the village turn right down into the marina, proceed over the bridge and up the hill taking the second left turn followed by the first right, the property will then be seen on the right hand side.

## Accommodation

### Enclosed Porch 7' 6" x 6' 2" (2.29m x 1.88m)

PVCu double glazed window to the front and side, tiled flooring, timber panlled ceiling, fitted store cupboard.

### Entrance Hall

Electric storage heater, coving to ceiling, fitted store cupboards.

### Bedroom 1 9' 11" x 14' 2" (3.02m x 4.32m)

PVCu double glazed window to rear, PVCu double glazed back door, electric panel heater.

### Bedroom 2 10' 10" x 9' 11" (3.31m x 3.02m)

Single glazed window to front, electric panel heater.

### Bedroom 3 10' 3" x 7' 1" (3.12m x 2.16m)

Single glazed window to side.

## Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and w.c, tiled splashbacks, heated towel rail, extractor fan.

### Open plan lounge/kitchen/diner 26' 7" x 14' 2" (8.1m x 4.32m) plus 10' 3" x 7' 2"

PVCu double glazed sliding patio doors and windows to the front taking advantage of the views to the Menai Straits and Anglesey, PVCu double glazed window to rear, electric storage heaters, timber fire surround with marble effect inset and hearth, picture rail to part, pine paneled ceiling with access hatch to storage area. The kitchen area is fitted with a range of wall and base cupboards with working surfaces above extending to provide breakfast bar. One and a half bowl sink with mixer tap, intergrated automatic washing machine and dishwasher, fitted electric oven and hob with extrctor hood above.

### Balcony 8' 4" x 6' 4" (2.55m x 1.93m)

With handrail and Perspex screen and having view to the Menai Straits

## Outside

Communal parking area to the front with lawned area beyond having a range of shrubs, to the rear of the property is a decked patio area with a range of shrubs and bushes with large communal lawned area beyond.

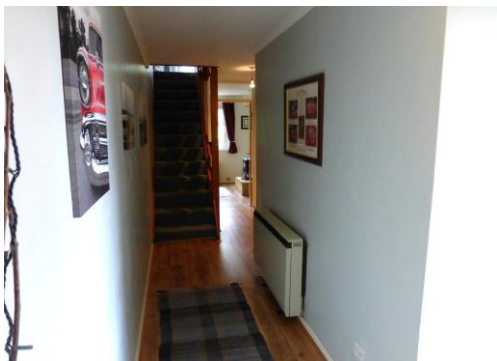


GROUND FLOOR  
APPROX. FLOOR  
AREA 53.2 SQ.M.  
(572 SQ.FT.)



1ST FLOOR  
APPROX. FLOOR  
AREA 43.2 SQ.M.  
(465 SQ.FT.)





#### MISREPRESENTATION ACT 1967

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# Energy Performance Certificate

11, Ffordd Hebog, Y FELINHELI, LL56 4QZ

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 29 August 2013  
**Date of certificate:** 29 August 2013

**Reference number:** 2318-4070-7268-1137-2960  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 92 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>£ 2,763</b>
<b>Over 3 years you could save</b>	<b>£ 873</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 279 over 3 years	£ 174 over 3 years	
Heating	£ 1,620 over 3 years	£ 1,440 over 3 years	
Hot Water	£ 864 over 3 years	£ 276 over 3 years	
<b>Totals</b>	<b>£ 2,763</b>	<b>£ 1,890</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>Current</b></p> <p><b>Potential</b></p> <p>61</p> <p>83</p>	<p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

Top actions you can take to save money and make your home more efficient			
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase hot water cylinder insulation	£15 - £30	£ 99	✓
2 Low energy lighting for all fixed outlets	£25	£ 78	
3 Fan assisted storage heaters and dual immersion cylinder	£1200 - £1600	£ 513	✓

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.