

# haf jones & pegler

gwerthwyr tai • estate agents



Cynwyd, Baptist Street  
Penygroes, LL54 6NU

£175,000



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## Property Description

A spacious 3 storey detached house situated in the village of Penygroes. The property in our opinion could be split to provide a house and a basement flat, but is currently laid out to provide basement level, lounge/diner, bedroom, kitchen/breakfast room and a store room with potential to provide a bathroom. The ground floor has a large lounge, kitchen, dining room and shower room, the first floor has 3 double bedrooms and a bathroom, rear garden which is laid to lawn and patio, outside w.c. and room for off road parking. The property also benefits from gas central heating, PVCu double glazing and external insulation.

## Directions

From the cross roads in the centre of the village proceed along Snowdon Street and take the second right into Baptist Street, the property will then be seen on the right hand side.

## Accommodation

### Lower Ground Floor

#### Sitting Room *7.11m (23'4") x 3.43m (11'3")*

Electric fire set in a timber surround, double radiator, stairs, door to:

#### Utility Room *4.90m (16'1") x 3.15m (10'4")*

Fitted with a matching range of base and eye level units with worktop space over, space for fridge, freezer, automatic washing machine and tumble drier, PVCu double glazed window to rear, PVCu double glazed back door, door to:

#### Storage *3.15m (10'4") x 2.44m (8')*

#### Games Room *3.86m (12'8") x 2.26m (7'5")*

PVCu double glazed window to rear, PVCu double glazed window to side, double radiator.

### Ground Floor

#### Dining Room *5.18m (17') x 2.74m (9')*

PVCu double glazed box bay window to front, double radiator, door to:

## Shower Room

Fitted with three piece suite comprising shower cubicle, wash hand basin, W.C and heated towel rail, PVCu double glazed window to rear.

## Kitchen *3.96m (13') x 2.23m (7'4")*

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, eye level electric oven, built-in four ring gas hob with extractor hood over, two PVCu double glazed windows to side, radiator.

## Lounge *23' 4" x 12' 0" (7.11m x 3.65m)*

PVCu double glazed box bay window to front, Further PVCu double glazed window to the rear, cast iron wood burner, double radiator, picture rail.

## Entrance Hall

Door to:

## First Floor

### Landing

PVCu double glazed window to rear, door to:

#### Bedroom 2 *3.96m (13') x 3.30m (10'10")*

PVCu double glazed window to rear, radiator.

#### Bedroom 3 *4.37m (14'4") x 3.86m (12'8")*

PVCu double glazed window to front, radiator.

#### Bedroom 4 *4.06m (13'4") max x 3.76m (12'4")*

PVCu double glazed window to front, radiator.

## Bathroom

Fitted with three piece suite comprising corner bath with shower over, wash hand basin and W.C, heated towel rail, PVCu double glazed window to rear.

## Outside

To the rear of the property is a good size garden laid to lawn, raised patio seating area, outside W.C, off road parking.







#### 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

Cynwyd, Baptist Street, Penygroes, CAERNARFON, LL54 6NU

<b>Dwelling type:</b>	Detached house	<b>Reference number:</b>	8836-6922-7420-4506-9906
<b>Date of assessment:</b>	06 February 2016	<b>Type of assessment:</b>	RdSAP, existing dwelling
<b>Date of certificate:</b>	09 February 2016	<b>Total floor area:</b>	170 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

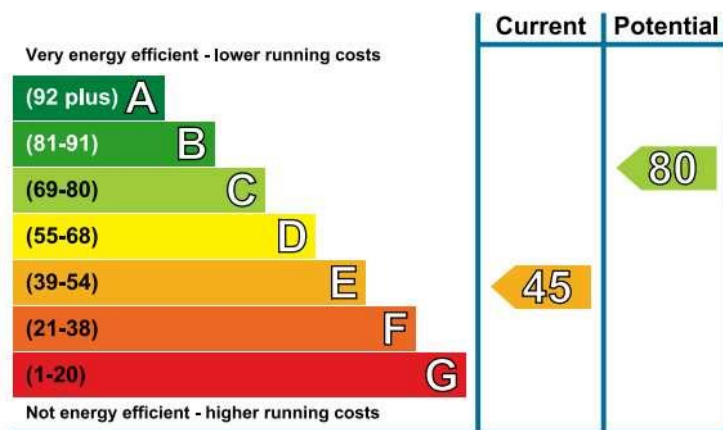
<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 6,954</b>
<b>Over 3 years you could save</b>	<b>£ 3,576</b>

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 369 over 3 years	£ 258 over 3 years	
Heating	£ 6,210 over 3 years	£ 2,745 over 3 years	
Hot Water	£ 375 over 3 years	£ 375 over 3 years	
<b>Totals</b>	<b>£ 6,954</b>	<b>£ 3,378</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	£ 258
2 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 123
3 Cavity wall insulation	£500 - £1,500	£ 294

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.