

haf jones & pegler

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7 Tyn Rhos Estate
Gaerwen, LL60 6HL

Offers in Excess
of £90,000



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Property Description

A well presented mid terraced house with modern kitchen and bathroom fittings. The property briefly comprises entrance porch, lounge, kitchen/diner, 2 first floor bedrooms and a bathroom, enclosed decked and graveled rear garden with a large timber store shed. The property also benefits from LPG gas central heating and upvc double glazing.

Directions

Proceed into Gaerwen from the Llanfairpwll direction and take the first left opposite Stermat, pass the Garage on your right and the pub on the left and the entrance to Tyn Rhos will be seen on the right hand side, proceed into the development and take the first right, the property will then be seen on the right hand side.

Accommodation

Enclosed Porch

PVCu double glazed entrance door, door to:

Lounge 4.52m (14'10") max x 3.53m (11'7")

PVCu double glazed window to front, double radiator, coving to ceiling, stairs, door to:

Kitchen/Diner 3.53m (11'7") x 2.64m (8'8")

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl sink with mixer tap, integrated fridge/freezer, space for automatic washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to rear, PVCu double glazed back door.

Landing

Access hatch to loft, door to:

Bedroom 1 3.43m (11'3") x 2.79m (9'2")

PVCu double glazed window to front, radiator, airing cupboard.

Bedroom 2 3.60m (11'10") x 2.38m (7'10")

PVCu double glazed window to rear, range of fitted wardrobes, radiator.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and W.C, heated towel rail.

Outside

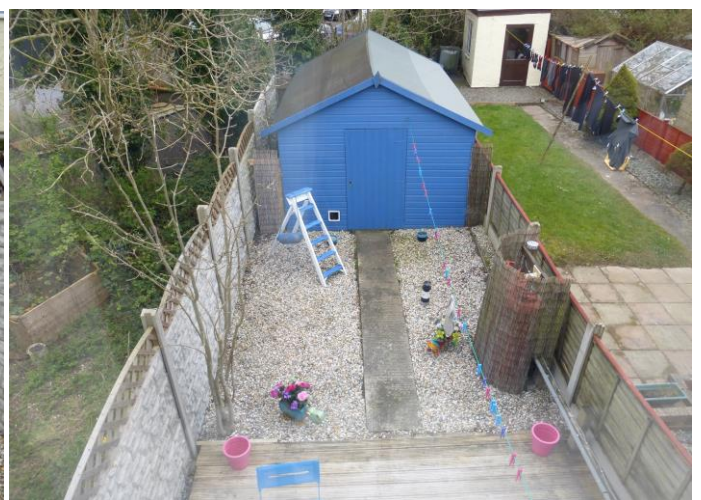
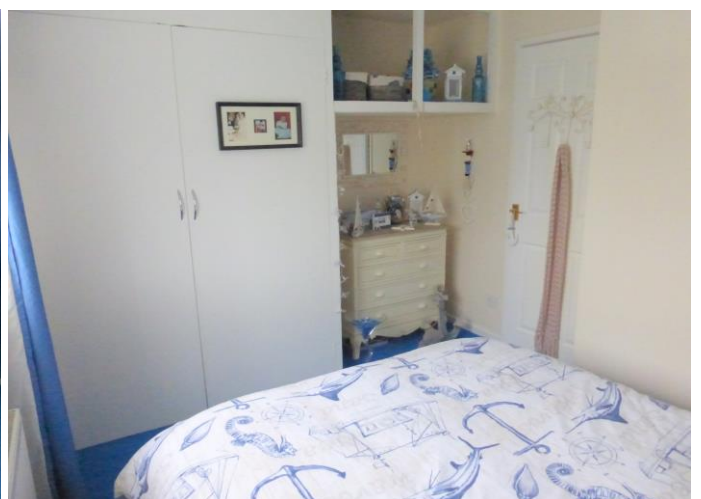
To the front of the front of the property is an off road parking space and a small open plan foregarden, to the rear is a decked patio style garden with a large timber store shed.



GROUND FLOOR



1ST FLOOR



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

7, Tyn Rhos Estate
GAERWEN
LL60 6HL

Dwelling type: Mid-terrace house
Date of assessment: 9 December 2008
Date of certificate: 11 December 2008
Reference number: 0018-9963-6282-5858-5060
Total floor area: 54 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C		
(55 - 68) D	55	61
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not energy efficient - higher running costs</i>		
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
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81 - 91) B		
(69 - 80) C	73	77
(55 - 68) D		
(39 - 54) E		
(21 - 38) F		
(1 - 20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
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	192 kWh/m ² per year	162 kWh/m ² per year
Carbon dioxide emissions	2.0 tonnes per year	1.7 tonnes per year
Lighting	£36 per year	£24 per year
Heating	£353 per year	£295 per year
Hot water	£124 per year	£124 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome