

# haf jones & pegler

gwerthwyr tai • estate agents



18 Hill Street  
Bethesda, LL57 3TD

£119,950



[www.hafjonesandpegler.co.uk](http://www.hafjonesandpegler.co.uk)

317 High Street ■ Bangor ■ Gwynedd ■ LL57 1YA ■ 01248 364 422  
[sales@hafjonesandpegler.co.uk](mailto:sales@hafjonesandpegler.co.uk)



## Property Description

An extended mid terraced cottage standing in an elevated position with fantastic views to the Carneddau and the Glyders. The property briefly comprises porch, lounge with inglenook fireplace and wood burning stove, kitchen/diner, 2 first floor bedrooms and a bathroom, lawned and patio rear garden and a garage/workshop.

## Directions

Proceed through Bethesda from the Bangor direction and just before the Spar shop turn left, at the roundabout take the right turn for Gerlan, on reaching the first set of houses turn next left into Short Street and next right into Hill Street, the property will then be seen on the left hand side towards the end of the terrace.

## Accommodation

### Porch

Door to:

**Lounge** 14' 1" x 13' 7" (4.29m x 4.14m)

PVCu double glazed window to the front, radiator, exposed beams, inglenook fireplace with wood burning stove, staircase to first floor.

**Dining Room** 13' 3" x 6' 4" (4.04m x 1.93m)

PVCu double glazed window to the rear, radiator, open plan to:

**Kitchen** 13' 8" x 6' 10" (4.16m x 2.08m)

Fitted with a matching range of base and eye level units, stainless steel sink with mixer tap, space for fridge/freezer and washing machine, built in oven and hob with extractor above, tiled flooring, 2 PVCu double glazed doors, stable door to garden.

### Landing

Access to loft, door to:

**Bedroom 1** 13' 4" x 10' 0" (4.06m x 3.05m)

2 PVCu double glazed windows, radiator, built in wardrobes.

**Bedroom 2** 9' 4" x 7' 1" (2.84m x 2.16m)

PVCu double glazed window, radiator.

### Bathroom

Fitted with 3 piece suite comprising bath with shower above, wash hand basin and W.C, PVCu double glazed window, radiator.

### Garage/Workshop

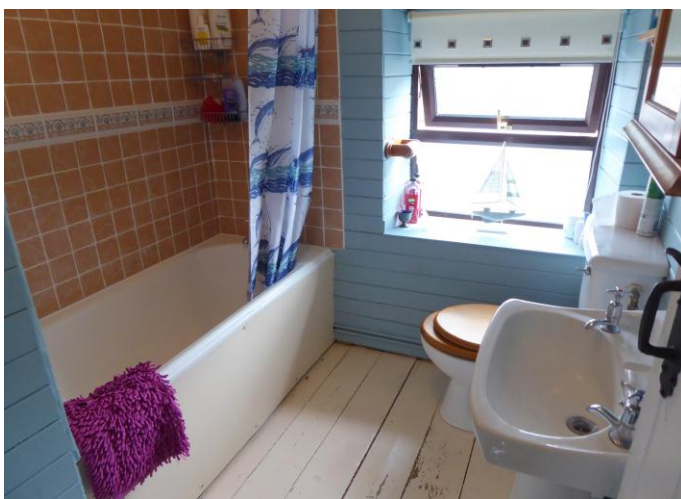
Up and over door to the front, two windows and a pedestrian door to the side.

### Outside

To the rear of the property is a mature garden with lawned and patio areas.







#### 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

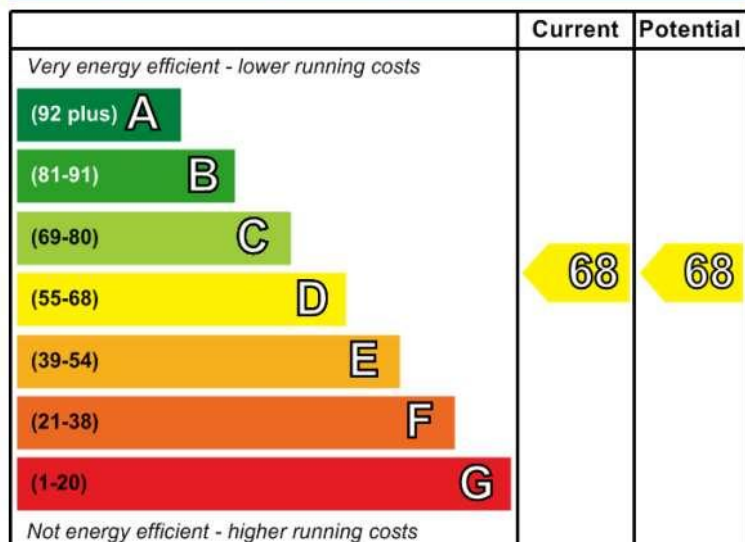


18, Hill Street  
Gerlan, Bethesda  
BANGOR  
LL57 3TD

Dwelling type: Mid-terrace house  
Date of assessment: 20 July 2011  
Date of certificate: 20 July 2011  
Reference number: 8789-6623-8460-0830-4922  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 63 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.

## Energy Efficiency Rating

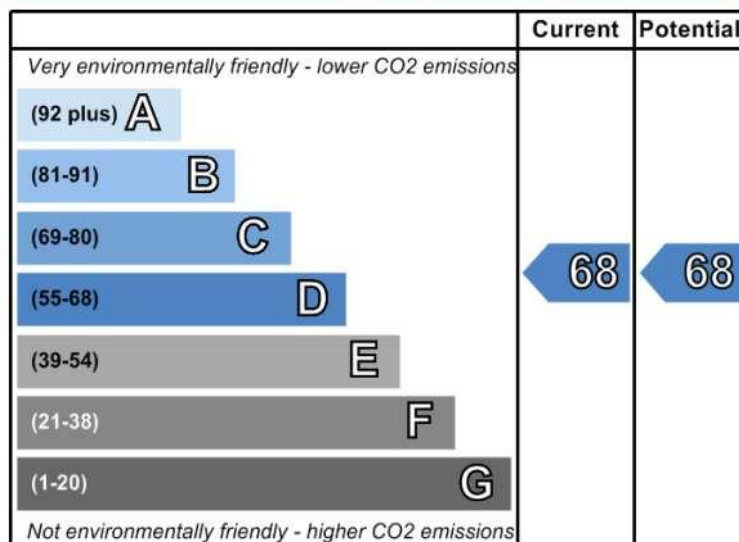


**England & Wales**

EU Directive  
2002/91/EC



## Environmental Impact (CO<sub>2</sub>) Rating



**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.

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	214 kWh/m <sup>2</sup> per year	214 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.6 tonnes per year	2.6 tonnes per year
Lighting	£35 per year	£35 per year
Heating	£464 per year	£464 per year
Hot water	£76 per year	£76 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.