

haf jones & pegler

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27 Bro Rhiwen
Rhiwlas, LL57 4EL

£165,000



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Property Description

An extended spacious semi detached house standing on a large corner plot with views over the surrounding countryside to the Menai Strait in the distance.

The property briefly comprises entrance hall, lounge, sitting room, kitchen/diner, utility area, shower room, 3 first floor bedrooms, and a bathroom, single garage, drive providing off road parking, good size lawned and patio rear gardens. The property also benefits of upvc double glazing and lpg gas central heating.

Directions

Proceed through the village of Rhiwlas, the property will be seen in the horse shoe of properties on the left hand side.

Accommodation

Enclosed Porch

PVCu double glazed window to front, door to:

Entrance Hall

PVCu double glazed window to side, stairs, door to:

Lounge 3.60m (11'10") x 3.40m (11'2")

PVCu double glazed window to front, open fire set in timber surround and cast-iron inset, coving to ceiling.

Sitting Room 4.17m (13'8") x 3.43m (11'3")

Fireplace with cast-iron wood burner, radiator, coving to ceiling, open plan to:

Kitchen/Diner 6.04m (19'10") max x 3.40m (11'2")

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, space for fridge/freezer, built-in electric oven, built-in gas hob with extractor hood over, PVCu double glazed window to rear, PVCu double glazed french double doors.

Utility Area 1.93m (6'4") x 0.66m (2'2")

Space for automatic washing machine and tumble drier.

Porch

PVCu double glazed back door.

Shower Room

Shower, wash hand basin and W.C, radiator.

Landing

PVCu double glazed window to side, door to:

Bedroom 1 4.17m (13'8") x 3.45m (11'4")

PVCu double glazed window to rear, radiator.

Bedroom 2 3.53m (11'7") x 3.02m (9'11")

PVCu double glazed window to front, radiator.

Bedroom 3 3.08m (10'1") max x 2.43m (8')

PVCu double glazed window to front, radiator.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and W.C, PVCu double glazed window to rear, radiator.

Outside

To the front of the property is a long drive providing off road parking, garage to the side, to the rear is a good size lawned garden with patio area, mature range of trees, outlook over open countryside.



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

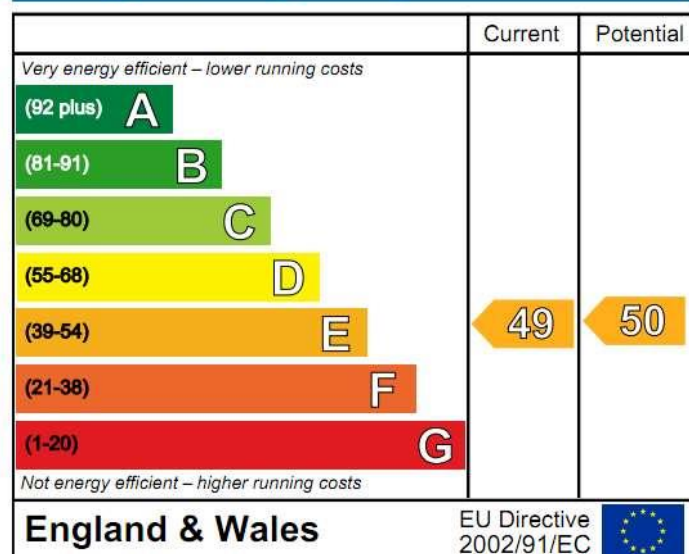


27, Bro Rhiwen
Rhiwlas
BANGOR
LL57 4EL

Dwelling type: Semi-detached house
Date of assessment: 26 August 2010
Date of certificate: 26 August 2010
Reference number: 0178-2896-6586-9220-3911
Type of assessment: RdSAP, existing dwelling
Total floor area: 111 m²

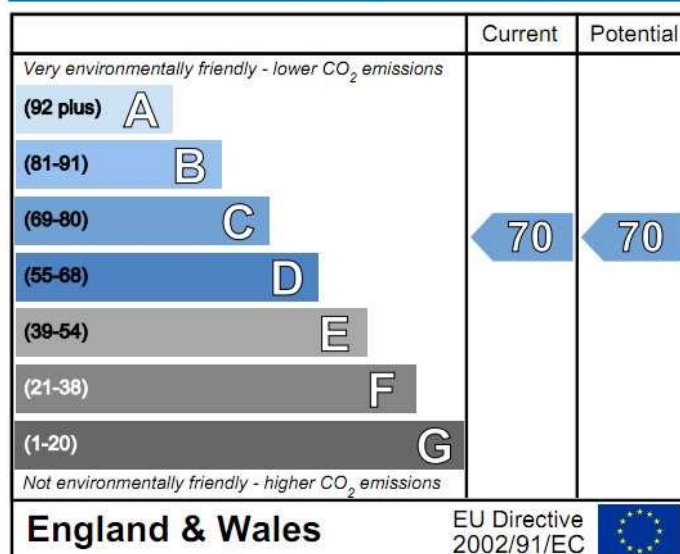
This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.

Energy Efficiency Rating



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



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	171 kWh/m ² per year	169 kWh/m ² per year
Carbon dioxide emissions	3.5 tonnes per year	3.5 tonnes per year
Lighting	£74 per year	£59 per year
Heating	£740 per year	£745 per year
Hot water	£206 per year	£206 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.

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



Remember to look for the energy saving 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.