

haf jones & pegler

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Isalun, County Road
Penygroes, LL54 6EY

£149,950



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Property Description

A most spacious semi detached house standing in large mature gardens on the outskirts of the village. The property briefly comprises entrance hall, open plan lounge/diner, kitchen, bathroom, 4 first floor bedrooms, off road parking to the side, large lawned garden to the rear with mature planting, 2 large polytunnels, garden shed and patio area. The property also benefits from gas central heating and PVCu double glazing.

Directions

From Caernarfon follow the A487 and at the Indigo Jones slate works roundabout turn left for Penygroes, Proceed through the High Street and on reaching the crossroads turn left Heol Buddyg and follow the road to the junction and turn right onto County road and the property will be seen on the right hand side before reaching the junction with Ffordd y Brennin.

Accommodation

Entrance Hall

Radiator, tiled flooring, stairs, door to:

Dining Room 4.19m (13'9") x 3.15m (10'4")

PVCu double glazed French double doors, open plan to:

Lounge 3.91m (12'10") x 3.50m (11'6")

PVCu double glazed bay window to front, fireplace with cast-iron multi fuel stove.

Kitchen 4.17m (13'8") x 2.58m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, automatic washing machine, tumble drier and range cooker, PVCu double glazed window to side, tiled flooring, door to:

Bathroom

Fitted with four piece suite comprising bath, wash hand basin, shower cubicle and w.c, PVCu double glazed window to rear, radiator, tiled flooring.

Landing

Door to:

Bedroom 1 3.40m (11'2") x 3.20m (10'6")

PVCu double glazed window to rear, radiator.

Bedroom 2 4.17m (13'8") x 2.59m (8'6")

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

Bedroom 3 3.45m (11'4") x 2.55m (8'4")

PVCu double glazed window to the front, double radiator.

Bedroom 4 2.65m (8'8") x 2.48m (8'2")

PVCu double glazed window to front, double radiator.

Outside

To the side of the property is a drive providing off road parking, to the rear is a large garden with large lawned area, patio area, 2 large polytunnels, garden store and a range of mature trees and shrubs.



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

Isalun, County Road, Penygroes, CAERNARFON, LL54 6EY

Dwelling type: Semi-detached house
Date of assessment: 07 September 2018
Date of certificate: 07 September 2018

Reference number: 8548-7121-6980-3023-7906
Type of assessment: RdSAP, existing dwelling
Total floor area: 96 m²

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

Estimated energy costs of dwelling for 3 years:

£ 2,943

Over 3 years you could save

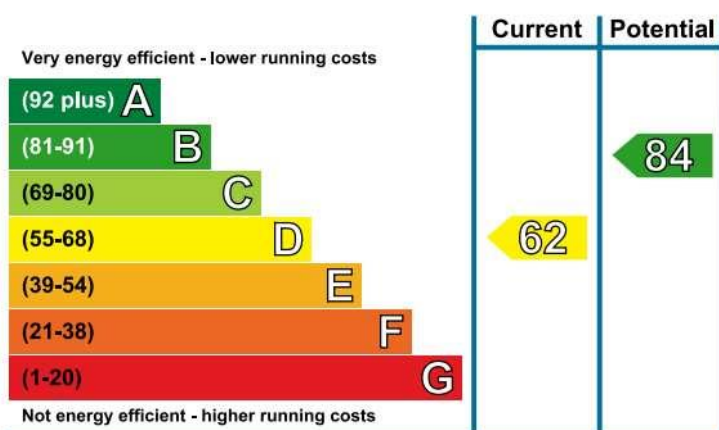
£ 987

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 297 over 3 years	£ 198 over 3 years	
Heating	£ 2,340 over 3 years	£ 1,548 over 3 years	
Hot Water	£ 306 over 3 years	£ 210 over 3 years	
Totals	£ 2,943	£ 1,956	

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 Internal or external wall insulation	£4,000 - £14,000	£ 657
2 Floor insulation (suspended floor)	£800 - £1,200	£ 147
3 Low energy lighting for all fixed outlets	£25	£ 87

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.