



**Flat 4, Dolmenai, Buckley Road, Bangor, Gwynedd, LL57 2BP,  
£89,950**

**HAF  
JONES &  
PEGLER**



A second floor flat, forming 1 of 4 flats in a detached period property, situated in the sought after Buckley Road, having views from the rear over Ashley Jones fields to the Menai Strait to Anglesey. The property briefly comprises entrance hall, lounge/diner, kitchen, 2 bedrooms and a bathroom and off road parking space. The property also benefits from PVCu double glazing. Please note no garden is included with the property. Leasehold 120 years, with 92 years remaining and a service charge of £250 a year and a ground rent of £10 a year.

#### DIRECTIONS

Proceed out of Bangor in the direction of the Railway station and turn right at the lights, straight over at the roundabout and proceed through Upper Bangor, after passing Menai View Terrace (the large 3 storey Terrace on your left) ,turn right into Siliwen Road, follow the road down taking the third left into Bulkeley Road and the property will be seen on the right hand side.

#### ACCOMMODATION

##### ENTRANCE HALL

Single glazed window to rear, 2 storage cupboards, door to:

##### LOUNGE 6.12m (20'1") x 2.56m (8'5")

PVCu double glazed window to front, built in cupboards, door to:

##### BEDROOM 1 3.25m (10'8") x 2.63m (8'7")

PVCu double glazed window to front.

##### KITCHEN 4.00m (13'1") max x 2.21m (7'3")

Sink, space for fridge/freezer and cooker, PVCu double glazed window to side.

##### BEDROOM 2 2.45m (8'1") x 1.70m (5'7")

PVCu double glazed window to rear.

##### BATHROOM

Fitted with three piece suite with bath, wash hand basin and w.c, tiled splashbacks, PVCu double glazed window to side, walk in cupboard.

##### OUTSIDE

Off road parking space, please note no garden is included in the sale.

##### LEASEHOLD

120 years, 92 years remaining.

##### SERVICE CHARGE

£250.00 annually.

##### GROUND RENT

£10.00 annually.









# Energy Performance Certificate



Flat 4 Dolmenai, Buckley Road, BANGOR, LL57 2BP

Dwelling type: Top-floor flat  
 Date of assessment: 22 February 2017  
 Date of certificate: 22 February 2017  
 Reference number: 8193-7222-5340-0022-1926  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 75 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

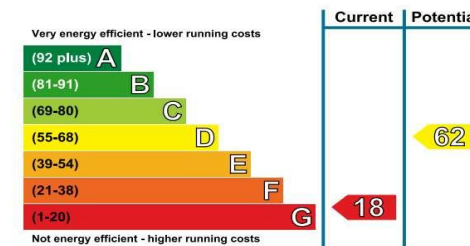
Estimated energy costs of dwelling for 3 years:	£ 6,096
Over 3 years you could save	£ 3,477

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 288 over 3 years	£ 177 over 3 years	<div>                     You could save £ 3,477 over 3 years                 </div>
Heating	£ 4,839 over 3 years	£ 1,986 over 3 years	
Hot Water	£ 969 over 3 years	£ 456 over 3 years	
<b>Totals</b>	<b>£ 6,096</b>	<b>£ 2,619</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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 861	✓
2 Low energy lighting for all fixed outlets	£40	£ 72	✓
3 High heat retention storage heaters and dual immersion cylinder	£1,200 - £1,800	£ 2,544	✓

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.



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