



**Tan Y Graig, Ogwen Terrace, Bethesda, Gwynedd, LL57 3AY,
£185,000**

**HAF
JONES &
PEGLER**

A detached stone built cottage with a range of stone outbuildings suitable for conversion.

The property briefly comprises conservatory, lounge, kitchen/breakfast room, utility room, 4 first floor bedrooms and a bathroom, drive to the side providing off road parking, to the other side of the property is a lawned garden.

The property also benefits from gas central heating and PVCu double glazing.

DIRECTIONS

Proceed through Bethesda High Street from the Bangor direction and pass the Spar shop and the chapel on your left and take the lane, just before the the old health centre (now converted into flats), proceed up the lane and the property will be seen facing you.

ACCOMMODATION

CONSERVATORY

PVCu double glazed construction with polycarbonate roof, laminate flooring, double door, door to:

LOUNGE 5.44m (17'10") x 3.68m (12'1")

PVCu double glazed window to front, inglenook fireplace with cast-iron wood burner, laminate flooring, door to:

KITCHEN/BREAKFAST ROOM 5.44m (17'10") x 1.98m (6'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge and range cooker, PVCu double glazed window to front, radiator, tiled flooring, PVCu double glazed french double doors to garden.

REAR HALL

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

UTILITY ROOM 2.77m (9'1") x 1.83m (6')

Fitted with a matching range of base and eye level units with worktop space over, Belfast sink, with mixer tap, space for fridge and automatic washing machine, PVCu double glazed window to side, tiled flooring, PVCu double glazed back door.

LANDING

PVCu double glazed window to rear, door to:

BEDROOM 1 10' 9" x 9' 2" (3.27m x 2.79m)

PVCu double glazed window, radiator, built in wardrobes.

BEDROOM 2 2.77m (9'1") x 2.11m (6'11")

PVCu double glazed window to rear, radiator.

BEDROOM 3 2.31m (7'7") x 2.06m (6'9")

PVCu double glazed window to side, double radiator.





BEDROOM 4 3.17m (10'5") x 2.06m (6'9")

PVCu double glazed window to front, radiator, steep stairs to attic rooms.

BATHROOM

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

LOFT ROOM 1

Door to:

LOFT ROOM 2 3.71m (12'2") x 2.36m (7'9")

OUTSIDE

Drive to the side providing off road parking, lawned garden to the other side, range of stone outbuildings to the rear with potential for development.



Energy Performance Certificate



Tan y Graig, Ogwen Terrace, High Street, BANGOR, LL57 3AY

Dwelling type: Detached house
 Date of assessment: 24 November 2017
 Date of certificate: 25 November 2017
 Reference number: 8723-7229-5549-7554-2926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 74 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

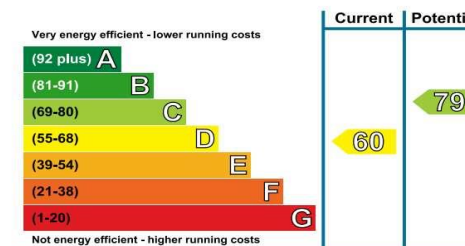
Estimated energy costs of dwelling for 3 years:	£ 2,565
Over 3 years you could save	£ 549

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 153 over 3 years	
Heating	£ 2,037 over 3 years	£ 1,665 over 3 years	
Hot Water	£ 297 over 3 years	£ 198 over 3 years	
Totals	£ 2,565	£ 2,016	

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 Cavity wall insulation	£500 - £1,500	£ 168	✓
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138	✓
3 Low energy lighting for all fixed outlets	£30	£ 66	✓

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.

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For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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