

A two-story brick house with a dark tiled roof. The house has several windows with white frames. A satellite dish is mounted on the side of the house. The front garden is filled with various plants and flowers, including pink and purple blooms. A gravel driveway leads to the back of the house. The house number '12' is visible on the brick wall.

12 Cae America, Llanfairfechan, Conwy, LL33 0SJ, £159,950

HAF
JONES &
PEGLER

An extremely well presented semi detached chalet bungalow situated in an elevated position overlooking the town of Llanfairfechan to the Menai Straits in the distance. The accommodation briefly comprises entrance hall, lounge, kitchen, sitting room/bedroom 3, dining room, w.c. 2 first floor bedrooms and a 4 piece bathroom, easy to maintain front garden, drive to the side providing off road parking, to the rear is a lawned, decked and patio style garden. The property also benefits from of gas central heating and PVCu double glazing.

DIRECTIONS

From the traffic lights proceed up Village Road passing the shops and school, bear left onto Bryn Road then continue onto Valley Road. After about 1/4 mile turn left onto Park Nant Road then on to Cae America and the property will be seen on the right hand side.

ACCOMMODATION

STORM PORCH

Door to:

ENTRANCE HALL

Tiled flooring, door to:

KITCHEN 3.68m (12'1") x 2.66m (8'9")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge, automatic washing machine and cooker, PVCu double glazed window, tiled flooring.

LOUNGE 4.93m (16'2") x 3.76m (12'4")

PVCu double glazed window, gas fire set in a modern surround, double radiator, stairs.

SITTING ROOM/BEDROOM 3 3.66m (12') x 3.40m (11'2")

PVCu double glazed window, double radiator.

DINING ROOM 2.50m (8'2") x 2.46m (8'1")

Radiator, tiled flooring, PVCu double glazed patio doors.

W.C

Fitted with wash hand basin and w.c.

LANDING

Door to:

BEDROOM 1 3.28m (10'9") x 2.74m (9')

Velux window, fitted wardrobes, double radiator, laminate flooring, eaves storage.

BEDROOM 2 3.47m (11'5") x 2.27m (7'5")

PVCu double glazed window, radiator, laminate flooring.

BATHROOM

Fitted with four piece suite comprising bath, wash hand basin, shower cubicle and w.c, heated towel rail, PVCu double glazed window.

OUTSIDE

To the front of the property is an easy to maintain garden, drive to the side providing off road parking, lawned, decked and patio gardens to the rear.







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
Made with Metropix ©2018

Energy Performance Certificate



12, Cae America, LLANFAIRFECHAN, LL33 0SJ

Dwelling type: Detached house
Date of assessment: 28 April 2015
Date of certificate: 01 May 2015

Reference number: 0140-2828-6048-9025-8085
Type of assessment: RdSAP, existing dwelling
Total floor area: 82 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:	£ 2,403
Over 3 years you could save	£ 111

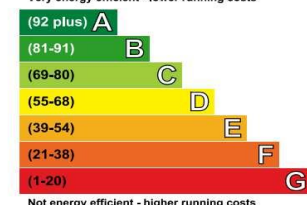
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 168 over 3 years	£ 168 over 3 years	<div> <div>You could save £ 111 over 3 years</div> </div>
Heating	£ 1,902 over 3 years	£ 1,902 over 3 years	
Hot Water	£ 333 over 3 years	£ 222 over 3 years	
Totals	£ 2,403	£ 2,292	

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

Very energy efficient - lower running costs



Current	Potential
72	84

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 Solar water heating	£4,000 - £6,000	£ 111
2 Solar photovoltaic panels, 2.5 kWp	£5,000 - £8,000	£ 792

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.