



3 Tan Y Ffordd , Bethel, Gwynedd, LL55 1UY, £109,950

HAF
JONES &
PEGLER

A well presented 2 storey mid terraced cottage situated in the centre of the desirable village of Bethel. The property briefly comprises lounge, kitchen, bathroom, 2 first floor bedrooms, small courtyard to the front, decked garden to the rear. The property also benefits from gas central heating and PVCu double glazing.

DIRECTIONS

Proceed into the village of Bethel from the Caernarfon direction and just before the telephone kiosk turn left, the property will be seen on the left hand side just before the turning into Tan Y Ffordd Estate.

ACCOMMODATION

LOUNGE 5.56m (18'3") x 3.35m (11')

PVCu double glazed window to front, double radiator, stairs, door to:

KITCHEN 4.67m (15'4") x 2.00m (6'7")

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 and cooker, PVCu double glazed window to rear, 2 velux windows, double radiator, PVCu double glazed back door.

BATHROOM

Fitted with three piece suite comprising bath with shower over, wash hand basin and w.c, tiled splashbacks, PVCu double glazed window to front, double radiator.

LANDING

Door to:

BEDROOM 1 3.37m (11'1") x 2.64m (8'8")

PVCu double glazed window to front, double radiator.

BEDROOM 2 2.08m (6'10") x 1.71m (5'7")

PVCu double glazed window to front, double radiator, fitted cupboard.

OUTSIDE

To the front of the property is a courtyard area, to the rear is a decked garden.







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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Energy Performance Certificate



3, Tan y Ffordd Estate, Bethel, CAERNARFON, LL55 1UY

Dwelling type: Detached house
Date of assessment: 19 March 2015
Date of certificate: 20 March 2015
Reference number: 8925-7027-1740-5781-9992
Type of assessment: RdSAP, existing dwelling
Total floor area: 108 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:	£ 4,170
Over 3 years you could save	£ 1,218

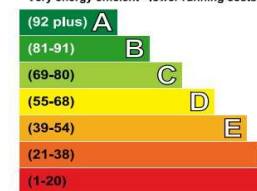
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 189 over 3 years	<div> <div></div> <div>You could save £ 1,218 over 3 years</div> </div>
Heating	£ 3,585 over 3 years	£ 2,529 over 3 years	
Hot Water	£ 333 over 3 years	£ 234 over 3 years	
Totals	£ 4,170	£ 2,952	

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



Not energy efficient - higher running costs

Current	Potential
55	77

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 Cavity wall insulation	£500 - £1,500	£ 741
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 210
3 Low energy lighting for all fixed outlets	£20	£ 54

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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