



Seibiant, Market Place, Penygroes, Gwynedd, LL54 6NN, £49,500

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A mid terraced house requiring modernisation, situated in the centre of the village of Penygroes. The property briefly comprises entrance hall, cloakroom, kitchen, lounge, large first floor landing which could be used as a second bedroom, main bedroom and a shower room. The property also benefits from PVCu double glazing and gas central heating. Please note the property does not have a garden.

#### DIRECTIONS

From the cross roads in the centre of the village proceed along Snowdon Street and take the first right into Market Place, the property will then be seen on the left hand side.

#### ACCOMMODATION

##### ENCLOSED PORCH

Open plan to:

##### ENTRANCE HALL

Stairs, door to:

##### SEPARATE WC

PVCu double glazed window to front, fitted with two piece comprising wash hand basin and W.C.

##### KITCHEN 3.04m (9'11") x 2.54m (8'4")

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 front, radiator, door to:

##### LOUNGE 3.71m (12'2") x 3.04m (9'11")

PVCu double glazed window to front, double radiator.

##### LANDING

Door to:

##### LANDING/BEDROOM 2 3.12m (10'3") x 2.66m (8'9")

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

##### SHOWER ROOM

Fitted with two piece suite comprising shower cubicle and wash hand basin.

##### MAIN BEDROOM

PVCu double glazed window to front, radiator.







# Energy Performance Certificate



Seibiant, Market Place, Penygroes, CAERNARFON, LL54 6NN

Dwelling type: Enclosed-mid-terrace house  
 Date of assessment: 18 July 2017  
 Date of certificate: 18 July 2017  
 Reference number: 9388-4087-7273-5223-9990  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 57 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

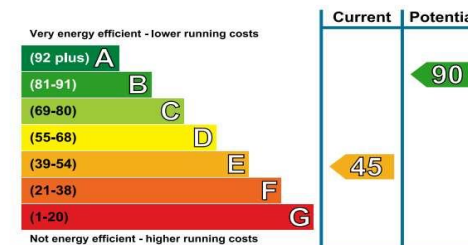
Estimated energy costs of dwelling for 3 years:	£ 3,111
Over 3 years you could save	£ 1,854

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 180 over 3 years	£ 120 over 3 years	<div>                     You could save £ 1,854 over 3 years                 </div>
Heating	£ 2,613 over 3 years	£ 963 over 3 years	
Hot Water	£ 318 over 3 years	£ 174 over 3 years	
<b>Totals</b>	<b>£ 3,111</b>	<b>£ 1,257</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 Room-in-roof insulation	£1,500 - £2,700	£ 1,398	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 69	✓
3 Low energy lighting for all fixed outlets	£20	£ 51	

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](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.



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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## MISREPRESENTATION ACT 1967

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