

# haf jones & pegler

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51 Gaerwen Uchaf Estate  
Gaerwen, LL60 6HN

Offers in Excess  
of £145,000



[www.hafjonesandpegler.co.uk](http://www.hafjonesandpegler.co.uk)

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## Property Description

An extended detached bungalow having been totally renovated by the present owners. The property briefly comprises entrance hall, having two large built in storage areas, lounge, kitchen/diner, 4 bedrooms (master having en-suite dressing room), 4 piece luxury bathroom, good size single garage, large patio garden with further lawned garden beyond. The property also benefits from oil central heating and upvc double glazing.

## Directions

On entering Gaerwen turn left opposite Stermat into Chapel Street passing Ty Crwn Garage on your right and the public house on your left, follow the road down and turn right into Lon Groes, take the first right into Gaerwen Uchaf and then the third right and Number 51 will be seen on the left hand side.

## Accommodation

### Entrance Hall

Radiator, laminate flooring, two sets of fitted storage cupboards.

### Lounge 4.07m (13'4") x 3.41m (11'2")

PVCu double glazed window to front, double radiator, coving to ceiling, laminate flooring.

### Kitchen/Diner 3.96m (13') x 3.38m (11'1")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge/freezer and automatic washing machine, fitted oven, built-in four ring electric hob with extractor hood over, PVCu double glazed window to side, double radiator, laminate flooring, ceiling spotlights, PVCu double glazed French double doors.

### Bedroom 1 3.78m (12'5") x 2.37m (7'9")

PVCu double glazed window to side, radiator, laminate flooring, door to:

### Dressing Room 2.37m (7'9") x 1.85m (6'1")

Radiator, laminate flooring.

### Bedroom 2 3.40m (11'2") x 2.69m (8'10") max

PVCu double glazed window to front, radiator, laminate flooring, store cupboard.

### Bedroom 3 3.42m (11'3") x 3.06m (10'1")

PVCu double glazed window to rear, store cupboard, radiator, laminate flooring.

### Bedroom 4 3.81m (12'6") x 3.18m (10'5")

PVCu double glazed window to front, double radiator, laminate flooring.

## Bathroom

Fitted with four piece suite comprising corner bath, wash hand basin, shower cubicle and w.c, tiled splashbacks, PVCu double glazed window to side, laminate flooring, ceiling spotlights.

## Outside

The property benefits from a good size single garage, off road parking area, enclosed rear patio style garden with lawned garden beyond.







#### MISREPRESENTATION ACT 1967

These particulars are issued by Haf Jones & Pegler on the understanding that: (1) the particulars are set out as a general guidance for intending purchasers or lessees and do not constitute, or constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Haf Jones & Pegler has any authority to make or give any warranty whatever in this property; (4) neither Haf Jones & Pegler nor the vendors of the property shall be responsible for any expense that may be incurred in visiting the property should it prove to be unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing.



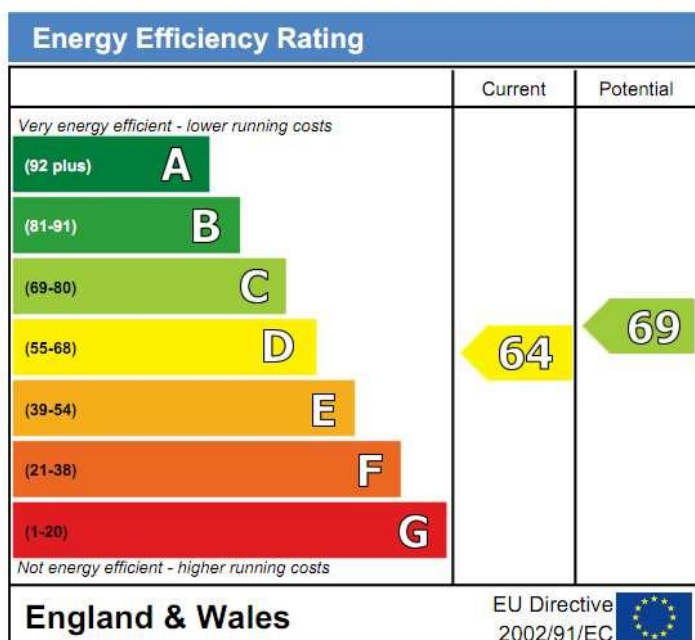
# Energy Performance Certificate



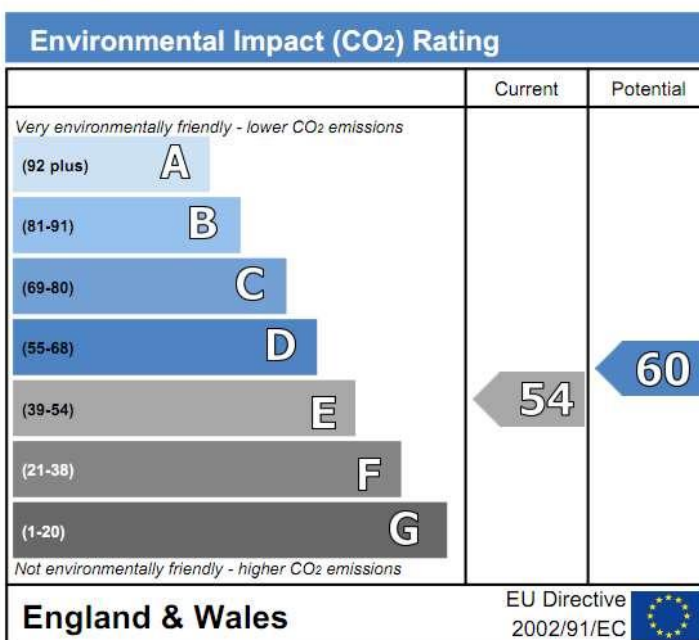
51, Gaerwen Uchaf Estate,  
GAERWEN,  
LL60 6HN

Dwelling type: Detached bungalow  
Date of assessment: 21 March 2011  
Date of certificate: 21 March 2011  
Reference number: 8704-3294-0329-2126-2793  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 105 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	228 kWh/m <sup>2</sup> per year	198 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.1 tonnes per year	4.5 tonnes per year
Lighting	£101 per year	£58 per year
Heating	£605 per year	£550 per year
Hot water	£207 per year	£182 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.