



Bryn Golau Cottage, Waunfawr, Gwynedd, LL55 4LJ, £90,000

**HAF
JONES &
PEGLER**

A traditional welsh cottage requiring complete renovation, standing in a good size garden on the edge of the village. The property briefly comprises lounge, bedroom, kitchen, 2 crog lofts, outside toilet, attached store room and a large stone outbuilding.

DIRECTIONS

Proceed through the village from the Caeathro direction, pass the Skoda garage on the right and the Community Centre on the left and take the next left turn passing the Primary School on your left, the property will then be seen on the left hand side.

ACCOMMODATION

LOUNGE 4.27m (14') x 3.76m (12'4")

PVCu double glazed window to front, open fire set in tiled surround, door to:

BEDROOM 4.57m (15') x 4.09m (13'5")

PVCu double glazed window to front.

KITCHEN 3.76m (12'4") x 1.95m (6'5")

PVCu double glazed window to rear, door to:

STORE ROOM 3.25m (10'8") x 2.85m (9'4")

CROG LOFT 1

CROG LOFT 2

OUTSIDE W.C

OUTSIDE

To the side and rear of the property are large lawned gardens and a large stone outbuilding/garage.





Energy Performance Certificate



Bryn Golau Cottage, Waunfawr, CAERNARFON, LL55 4LJ

Dwelling type: Detached house
 Date of assessment: 19 September 2018
 Date of certificate: 20 September 2018
 Reference number: 9618-5071-7281-6808-4954
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 52 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

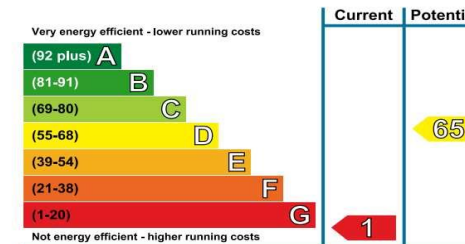
| | |
|---|---------|
| Estimated energy costs of dwelling for 3 years: | £ 9,795 |
| Over 3 years you could save | £ 6,771 |

Estimated energy costs of this home

| | Current costs | Potential costs | Potential future savings |
|---------------|----------------------|----------------------|--|
| Lighting | £ 180 over 3 years | £ 180 over 3 years | <div> You could save £ 6,771 over 3 years </div> |
| Heating | £ 8,058 over 3 years | £ 2,415 over 3 years | |
| Hot Water | £ 1,557 over 3 years | £ 429 over 3 years | |
| Totals | £ 9,795 | £ 3,024 | |

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.

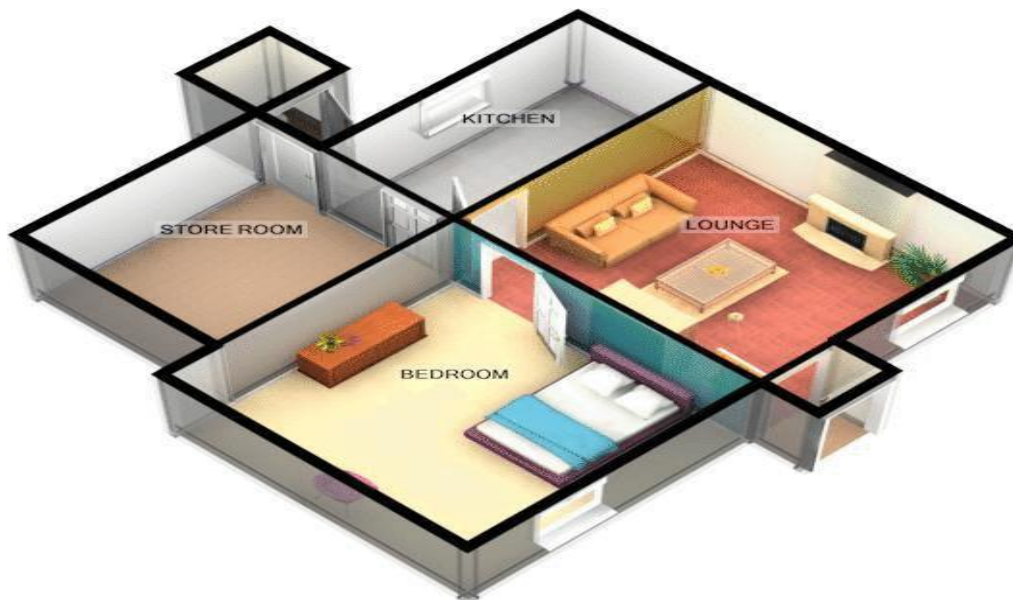
Top actions you can take to save money and make your home more efficient

| Recommended measures | Indicative cost | Typical savings over 3 years |
|---|------------------|------------------------------|
| 1 Increase loft insulation to 270 mm | £100 - £350 | £ 2,223 |
| 2 Flat roof or sloping ceiling insulation | £850 - £1,500 | £ 474 |
| 3 Internal or external wall insulation | £4,000 - £14,000 | £ 2,280 |

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.

Page 1 of 4



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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