

# haf jones & pegler

gwerthwyr tai • estate agents



14 Glanafon Street  
Bethesda, LL57 3AL

£135,000



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## Property Description

An extended and well presented end of terraced house situated on the banks of the river Ogwen, having stunning views over the river and beyond to open countryside. The property has been completely renovated by the present owners and briefly comprises lounge, kitchen/diner, utility room, 3 first floor bedrooms and a bathroom, to the side of the property is a large decked area facing onto the river. The property also has the benefit of gas central heating and PVCu double glazing.

## Directions

On entering Bethesda from the Bangor direction take the right turn just before the Llangollen public house and the property will be seen as the last house on the left hand side.

## Accommodation

### Lounge 5.23m (17'2") max x 3.96m (13')

PVCu double glazed window to front and side, gas fire set in a marble and timber surround, double radiator, ceiling spotlights, stairs, door to:

### Utility Room 1.88m (6'2") x 1.44m (4'9")

Space for fridge/freezer and automatic washing machine, wash hand basin and w.c.

### Kitchen/Diner 5.13m (16'10") x 2.90m (9'6")

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, integrated fridge and dishwasher, built-in eye level electric oven, built-in five ring gas hob with extractor hood over, three PVCu double glazed windows, double radiator, tiled flooring, PVCu double glazed back door.

## Landing

Two fitted store cupboards, door to:

### Bedroom 1 4.09m (13'5") x 2.49m (8'2")

PVCu double glazed window, radiator.

### Bedroom 2 3.05m (10') x 2.62m (8'7")

PVCu double glazed window to front, radiator, built in cupboard.

### Bedroom 3 2.60m (8'6") max x 2.51m (8'3")

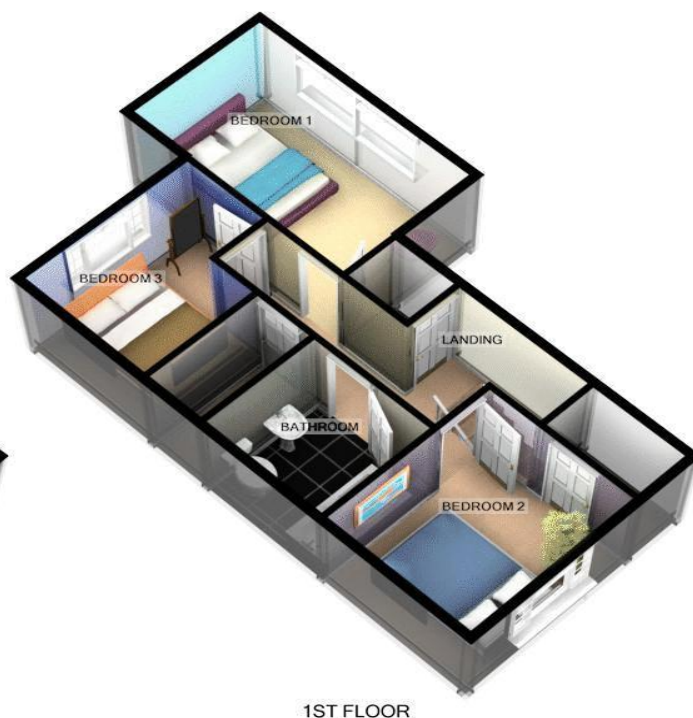
PVCu double glazed window to rear, radiator.

## Bathroom

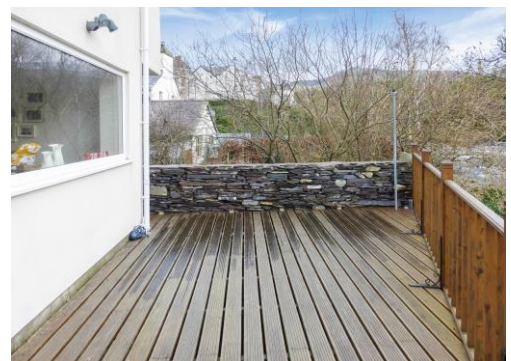
Fitted with three piece suite comprising bath with shower over, wash hand basin and w.c, heated towel rail, tiled flooring, ceiling spotlights.

## Outside

To the side of the property is a decked garden overlooking the river and beyond to the open countryside, outside tap and lighting.







#### MISREPRESENTATION ACT 1967

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# Energy Performance Certificate

14, Glanafon Street, Bethesda, BANGOR, LL57 3AL

**Dwelling type:** end-terrace house  
**Date of assessment:** 09 March 2016  
**Date of certificate:** 10 March 2016

**Reference number:** 8906-7127-4820-9371-7906  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 73 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,265</b>
<b>Over 3 years you could save</b>	<b>£ 507</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 147 over 3 years	
Heating	£ 1,698 over 3 years	£ 1,389 over 3 years	
Hot Water	£ 315 over 3 years	£ 222 over 3 years	
<b>Totals</b>	<b>£ 2,265</b>	<b>£ 1,758</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating		
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<p><b>Current</b></p> <p>65</p>	<p><b>Potential</b></p> <p>107</p> <p>The graph shows the current energy efficiency of your home.</p> <p>The higher the rating the lower your fuel bills are likely to be.</p> <p>The potential rating shows the effect of undertaking the recommendations on page 3.</p> <p>The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).</p>

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 Internal or external wall insulation	£4,000 - £14,000	£ 324	
2 Low energy lighting for all fixed outlets	£35	£ 90	
3 Solar water heating	£4,000 - £6,000	£ 96	

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.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.