

haf jones & pegler

gwerthwyr tai • estate agents



22 Sea View Terrace
Y Felinheli, LL56 4TQ

£169,950



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Property Description

A mid terraced house situated in the upper village of the sought after Y Felinheli, with stunning views over the Menai Strait to Anglesey. The property briefly comprises entrance hall, spacious lounge/diner, kitchen, bathroom, 3 first floor bedrooms, attic hobbies room with pull down ladder, to the front of the property is an off road parking area and patio seating area, to the rear of the property is a patio garden with lawned garden and decked area beyond. The property also benefits from gas central heating and PVCu double glazing.

Directions

From the Bangor direction proceed through the village centre and after passing the Londis shop on your right hand side follow the road round to the right and take the left turn signposted Brynffynnon, follow the road up to the top, bearing left at the top into Sea View Terrace, the property will then be seen on the left hand side.

Accommodation

Porch 5' 0" x 3' 5" (1.52m x 1.04m)

Door to:

Entrance Hall

Under stairs storage, original tiled flooring to part, laminate flooring to part, door to:

Lounge/Diner 21' 0" x 12' 10" (6.40m x 3.91m) max

Having a cast-iron wood burner, PVCu double glazed window to the front, timber flooring, radiator, door, door to:

Kitchen 10' 3" x 9' 6" (3.12m x 2.89m)

Fitted with a matching range of base and eye level units with working surfaces above, stainless steel sink with mixer tap, space for washing machine, cooker and fridge, tiled flooring, radiator, door to garden.

Bathroom

Fitted with 3 piece suite comprising bath with shower above, wash hand basin and w.c.

Landing

Built in airing cupboard, radiator, pull down ladder to loft, door to:

Bedroom 1 11' 5" x 9' 8" (3.48m x 2.94m)

PVCu double glazed window, radiator.

Bedroom 2 11' 5" x 9' 0" (3.48m x 2.74m)

PVCu double glazed window, radiator.

Bedroom 3 8' 0" x 6' 6" (2.44m x 1.98m)

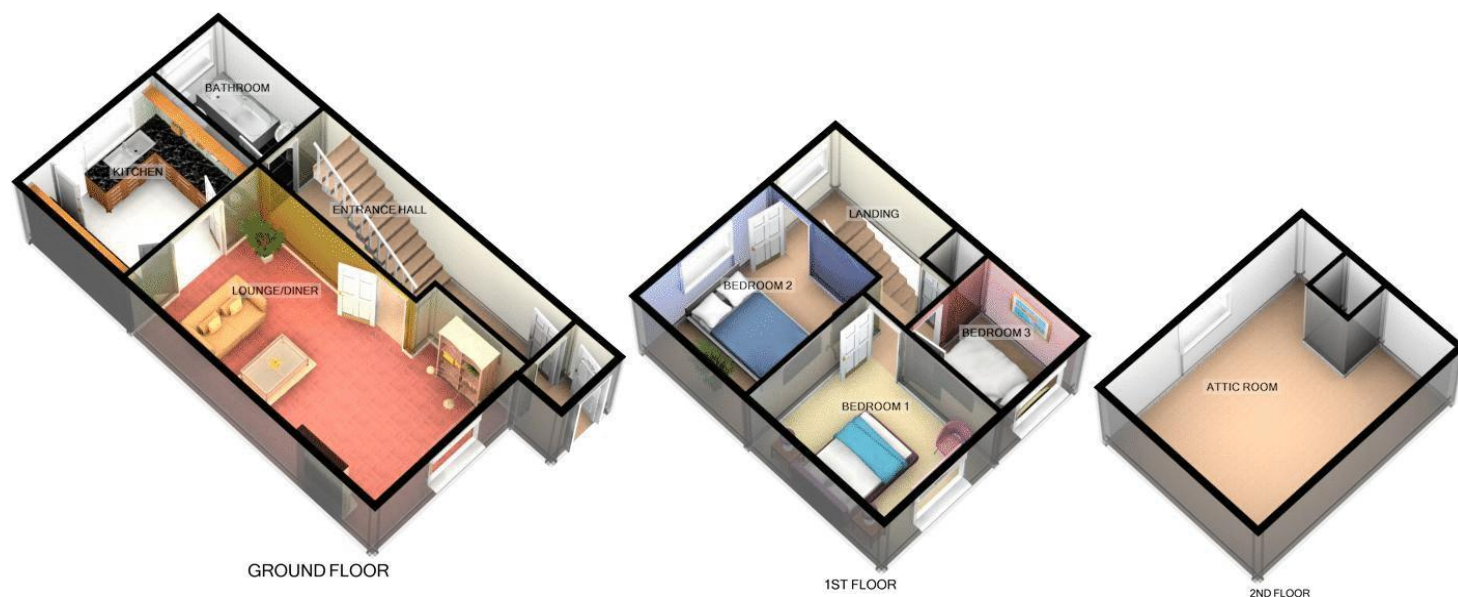
PVCu double glazed window, radiator.

Attic Hobbies Room 16' 0" x 12' 9" (4.87m x 3.88m)

Velux roof light, eaves storage.

Outside

To the front of the property is an off road parking space and a patio seating area, to the rear is a further patio area with a lawned and decked 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





22, Sea View Terrace
Y FELINHELI
LL56 4TQ

Dwelling type:
Date of assessment:
Date of certificate:
Reference number:
Type of assessment:
Total floor area:

Mid-terrace house
07 July 2010
14 July 2010
0638-6064-6283-7370-9914
RdSAP, existing dwelling
73 m²

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 (CO₂) emissions.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D	59	70	(55-68) D		65
(39-54) E			(39-54) E	52	
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 	England & Wales		EU Directive 2002/91/EC 

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 a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	347 kWh/m ² per year	254 kWh/m ² per year
Carbon dioxide emissions	4.3 tonnes per year	3.1 tonnes per year
Lighting	£69 per year	£39 per year
Heating	£673 per year	£512 per year
Hot water	£99 per year	£94 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.

Certification mark