



Apartment 12, Tywod Arian, Lon Golff, Morfa Nefyn, Gwynedd,  
LL53 6YN, £172,000

HAF  
JONES &  
PEGLER

A luxury first floor apartment situated in the popular coastal village renowned for its sandy beaches and golf course which are within easy walking distance. From the balcony there are sea views and views to the mountains in the distance from the front and rear.

The apartment briefly comprises entrance hall, open plan lounge/dining/kitchen, 3 bedrooms, 4 piece family bathroom, also benefitting from gas central heating and upvc double glazing.

The development benefits from a small Gymnasium, Sauna, Games room and lifts to all floors. Please note the internal photographs are of a similar apartment.

#### DIRECTIONS

From the Pwllheli direction proceed on the A497 and at the Bryn Cynan roundabout proceed straight on, on to the B4412. At the crossroads in the centre of Morfa Nefyn proceed straight on and then cross over the next crossroads and enter the car park to the development.

#### ACCOMMODATION

##### ENTRANCE HALL

Radiator, coving to ceiling, double doors to:

##### OPEN PLAN LOUNGE/DINING/KITCHEN 7.47m (24'6") x 4.88m (16')

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/freezer, dishwasher and automatic washing machine, built-in electric oven, built-in four ring ceramic hob with extractor hood over, PVCu double glazed window, two radiators, coving to ceiling, PVCu double glazed door.

##### BEDROOM 1 3.07m (10'1") x 2.61m (8'7")

Radiator, coving to ceiling, fitted wardrobe, PVCu double glazed window.

##### BEDROOM 2 3.48m (11'5") x 3.10m (10'2")

PVCu double glazed window, radiator, coving to ceiling.

##### BEDROOM 3 3.07m (10'1") x 2.87m (9'5")

PVCu double glazed window to front, radiator, coving to ceiling, fitted wardrobe.

##### BATHROOM

Fitted with four piece suite comprising bath, wash hand basin, shower cubicle and w.c., tiled walls and floor, heated towel rail.

##### OUTSIDE

The apartment benefits from off road parking area, communal lawned gardens, use of the gymnasium, sauna and games room.

##### LEASE

The apartment is held on a 150 year lease from 1st January 2006 with a service charge of £1100 per annum and a ground rent of £200 per annum.







## Energy Performance Certificate



Apartment 12 Tywod Arian, Lon Golff, Morfa Nefyn, PWLLHELI, LL53 6YN

Dwelling type: Mid-floor flat  
 Date of assessment: 21 April 2017  
 Date of certificate: 24 April 2017  
 Reference number: 2698-1044-7234-5613-3970  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 100 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>£ 2,022</b> |
| <b>Over 3 years you could save</b>                     | <b>£ 393</b>   |

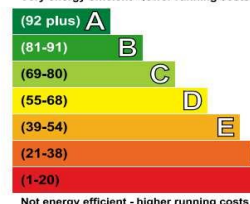
### Estimated energy costs of this home

|               | Current costs      | Potential costs    | Potential future savings  |
|---------------|--------------------|--------------------|---|
| Lighting      | £ 420 over 3 years | £ 210 over 3 years | <div style="background-color: green; color: white; padding: 10px; text-align: center;">                     You could save <b>£ 393</b> over 3 years                 </div> |
| Heating       | £ 987 over 3 years | £ 960 over 3 years |   |
| Hot Water     | £ 615 over 3 years | £ 459 over 3 years |   |
| <b>Totals</b> | <b>£ 2,022</b>     | <b>£ 1,629</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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

| Current | Potential |
|---------|-----------|
| 72      | 77        |

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 Low energy lighting for all fixed outlets                | £50             | £ 159                        |
| 2 Replace boiler with new condensing boiler                | £2,200 - £3,000 | £ 153                        |
| 3 Flue gas heat recovery device in conjunction with boiler | £400 - £900     | £ 84                         |

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.