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6 Tafarn Y Grisïau
Y Felinheli, LL56 4NY

£109,950



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Property Description

A mid terraced house situated in the sought after village of Y Felinheli with views to the Menai Strait and Anglesey. The property briefly comprises porch, lounge, kitchen/diner, 2 bedrooms and a bathroom, rear yard and patio area and parking for 1 car in the communal car park. The property also benefits from timber double glazing and electric heating.

Directions

Proceed through Y Felinheli from the Bangor direction and pass the Church on the left then turn left for the school, proceed up the hill and take the second left and park in the communal car park.

Accommodation

Enclosed Porch

Door to:

Lounge 4.29m (14'1") max x 3.86m (12'8")

Double glazed window to front, electric fire set in timber surround, electric storage heater, coving to ceiling, stairs, door to:

Kitchen/Diner 3.86m (12'8") x 2.00m (6'7")

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, automatic washing machine and cooker, double glazed window to rear, door to garden.

Landing

Door to:

Bedroom 1 2.82m (9'3") x 1.83m (6')

Two double glazed window to front, electric storage heater.

Bedroom 2 3.45m (11'4") x 2.19m (7'2") max

Double glazed window to rear, electric storage heater.

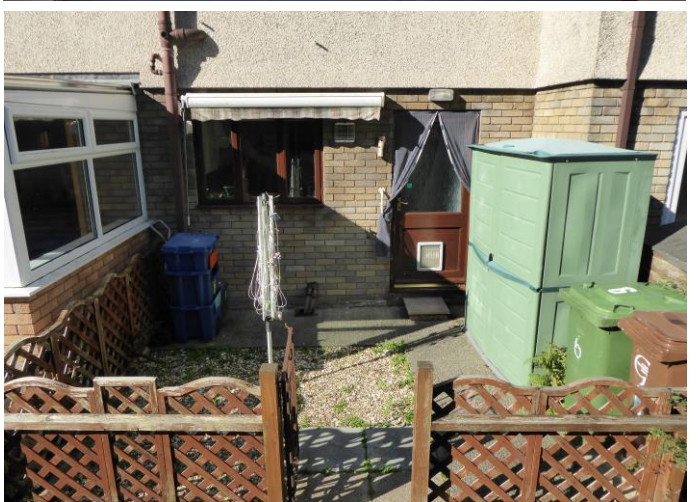
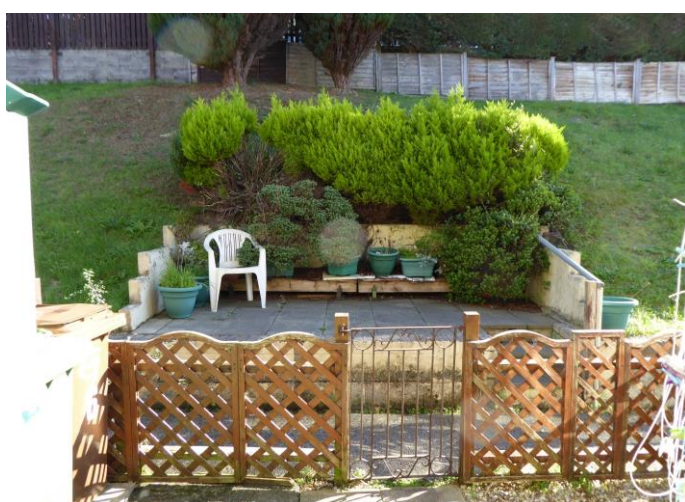
Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, tiled walls, double glazed window to rear.

Outside

Small fore garden, yard to the rear, patio area with sloping lawned area beyond, communal car park with parking for 1 car.





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

6, Tafarn y Grisiau, Y FELINHELI, LL56 4NY

Dwelling type: Mid-terrace house
Date of assessment: 06 November 2017
Date of certificate: 13 November 2017

Reference number: 8653-7029-5169-8536-1902
Type of assessment: RdSAP, existing dwelling
Total floor area: 57 m²

Use this document to:

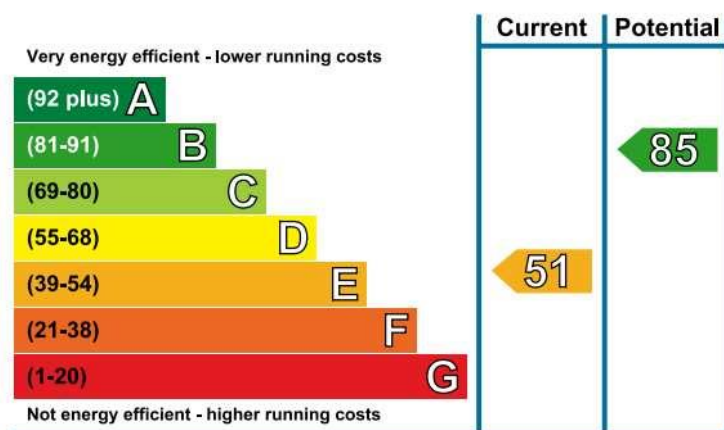
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,814
Over 3 years you could save	£ 1,233

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 237 over 3 years	£ 135 over 3 years	
Heating	£ 1,794 over 3 years	£ 1,197 over 3 years	
Hot Water	£ 783 over 3 years	£ 249 over 3 years	
Totals	£ 2,814	£ 1,581	

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	£ 60
2 Floor insulation (suspended floor)	£800 - £1,200	£ 138
3 Add additional 80 mm jacket to hot water cylinder	£15 - £30	£ 66

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.