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68 Y Wern
Y Felinheli, LL56 4TZ

Offers in the Region
Of £130,000



www.hafjonesandpegler.co.uk

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Property Description

A spacious mid terraced house situated in the sought after village of Y Felinheli, the property briefly comprises entrance hall, open plan lounge/diner, sun room, kitchen, utility room, 3 first floor bedrooms, a bathroom and an attic room, drive to the front and patio style rear garden. The property also benefits from storage heating, gas fire to the lounge and PVCu double glazing.

Directions

From the Bangor direction proceed through the village passing the shops and proceed up the hill and just after passing the church and the bus stop on the left, turn left into Tafarn Y Grisiau, proceed up the hill turning left at the top and first right opposite the entrance for the school, the property will be seen on the left hand side.

Accommodation

Entrance Hall

PVCu double glazed window to side, electric storage heater, stairs, door to:

Dining Room 3.85m (12'7") x 2.97m (9'9")

PVCu double glazed window to front, open plan to:

Lounge 3.85m (12'7") x 3.50m (11'6")

Fireplace, laminate flooring, sliding door to:

Sun Room

Electric storage heater, laminate flooring, PVCu double glazed french double doors.

Kitchen 3.50m (11'6") x 2.11m (6'11")

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, built-in electric oven, built-in four ring ceramic hob, electric storage heater, open plan to:

Utility Room 2.99m (9'10") x 2.68m (8'9")

Space for fridge/freezer, automatic washing machine and tumble drier, tiled flooring, PVCu double glazed back door.

Landing

Stairs, built in cupboard, door to:

Bedroom 1 3.61m (11'10") x 3.17m (10'5")

PVCu double glazed window to rear, range of fitted wardrobes, electric panel heater, laminate flooring.

Bedroom 2 3.34m (11') x 3.32m (10'11")

PVCu double glazed window to front, electric panel heater, laminate flooring.

Bedroom 3 2.92m (9'7") x 2.44m (8')

PVCu double glazed window to front, laminate flooring.

Bathroom

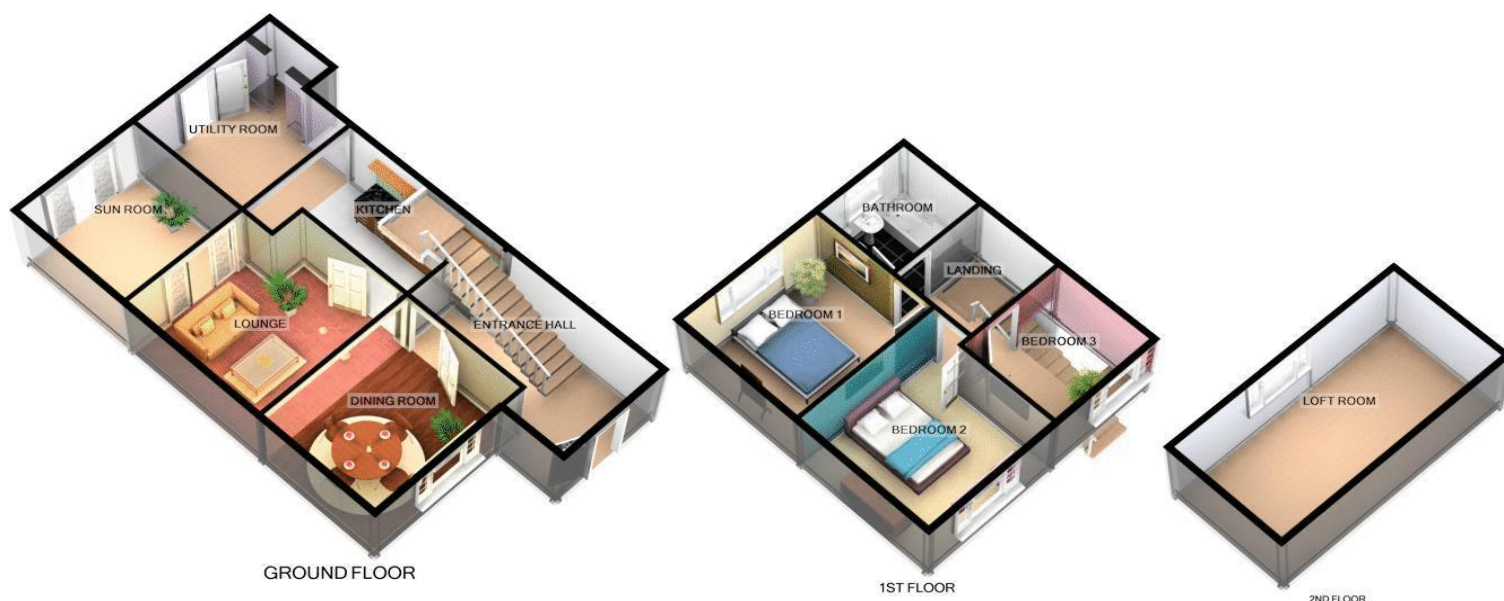
Fitted with three piece suite comprising bath with shower over, wash hand basin and W.C, heated towel rail, PVCu double glazed window to rear.

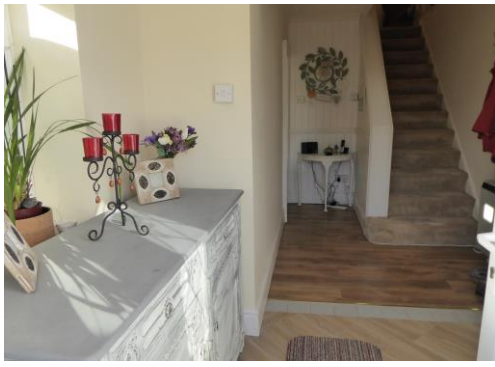
Loft Room

Velux window, electric storage heater, laminate flooring.

Outside

To the front of the property is a drive providing off road parking, to the rear is a patio style garden. The garden can be accessed from the rear.





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

68, Y Wern, Y FELINHELI, LL56 4TZ

Dwelling type: Mid-terrace house
Date of assessment: 23 August 2018
Date of certificate: 23 August 2018

Reference number: 8400-3975-1929-7027-5883
Type of assessment: RdSAP, existing dwelling
Total floor area: 93 m²

Use this document to:

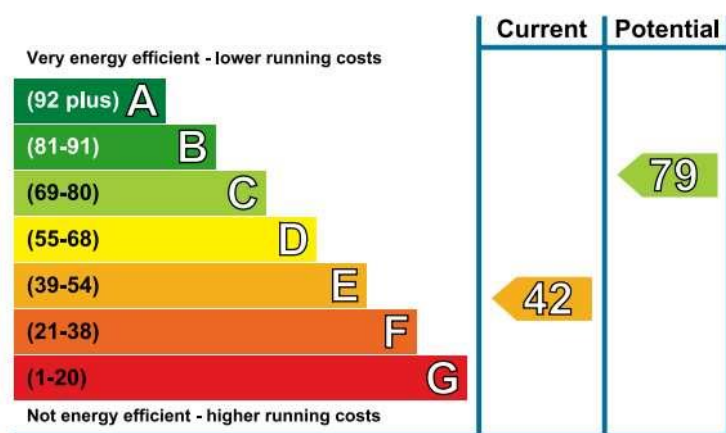
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,836
Over 3 years you could save	£ 2,694

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 291 over 3 years	£ 192 over 3 years	
Heating	£ 3,264 over 3 years	£ 1,734 over 3 years	
Hot Water	£ 1,281 over 3 years	£ 216 over 3 years	
Totals	£ 4,836	£ 2,142	

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 Floor insulation (solid floor)	£4,000 - £6,000	£ 153
2 Increase hot water cylinder insulation	£15 - £30	£ 222
3 Low energy lighting for all fixed outlets	£20	£ 57

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.