

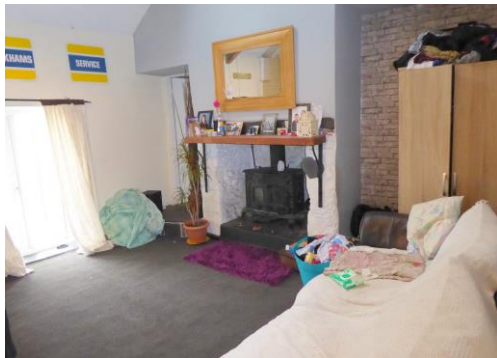
haf jones & pegler

gwerthwyr tai • estate agents



5 Ivy Cottage, Tanybwllch Road
Llanllechid, LL57 3HU

£179,950



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Property Description

A detached cottage standing on a good size plot with a large workshop 50ft x 15ft with outline planning for a detached house, planning reference C17/0232/13/AM.

The cottage briefly comprises entrance porch, kitchen/diner, lounge with inglenook fireplace and French doors to garden, ground floor bedroom, bathroom, 2 interconnecting crog loft bedrooms, lawned gardens and off road parking. The property also benefits from gas central heating and PVCu double glazing.

Directions

From Bangor proceed towards Bethesda and at Bryn Bella crossroads turn left, proceed into the village centre and pass the pub on your left and go up the High Street, on reaching the Bungalows turn left, the property will then be seen on the left hand side just before the bakery.

Accommodation

Porch

Door to:

Kitchen/Diner 4.32m (14'2") x 2.92m (9'7")

Fitted with a matching range of base and eye level units with worktop space over, sink with mixer tap, integrated fridge and freezer, space for automatic washing machine and range cooker, PVCu double glazed window to rear, tiled flooring, open plan to:

Inner Hall

PVCu double glazed window to rear, radiator, tiled flooring, door to:

Bathroom

Fitted with three piece suite comprising roll top bath, wash hand basin and W.C, heated towel rail, PVCu double glazed window to front, tiled flooring.

Lounge 4.47m (14'8") x 4.39m (14'5")

Double radiator, exposed beams, stairs, PVCu double glazed french double doors, door to:

Bedroom 1 5.05m (16'7") x 2.77m (9'1")

PVCu double glazed window to front, radiator.

Dressing Room 4.72m (15'6") x 2.01m (6'7")

PVCu double glazed window to front, door to:

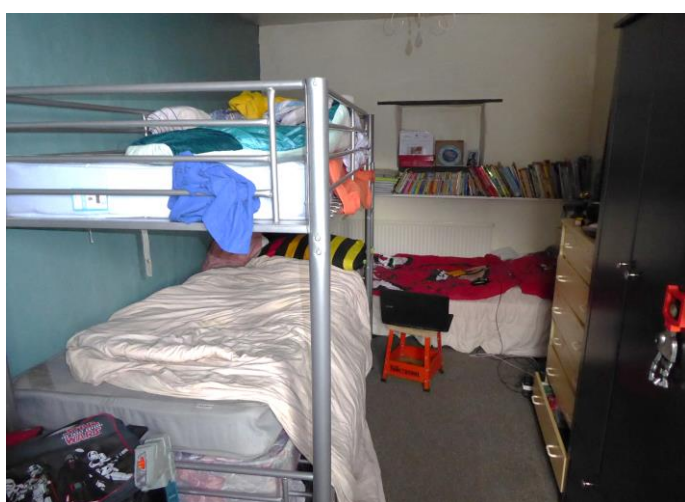
Bedroom 2 4.72m (15'6") x 3.20m (10'6")

Velux, radiator.

Outside

To the front of the property is a lawned garden, large off road parking area, workshop 50 x 15, we are informed by the vendor that outline planning has been achieved for the erection of a detached house.





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

5, Tanybwllch Road, Llanllechid, BANGOR, LL57 3HU

Dwelling type: Detached bungalow
Date of assessment: 29 January 2016
Date of certificate: 31 January 2016

Reference number: 8702-2114-2229-7827-1963
Type of assessment: RdSAP, existing dwelling
Total floor area: 89 m²

Use this document to:

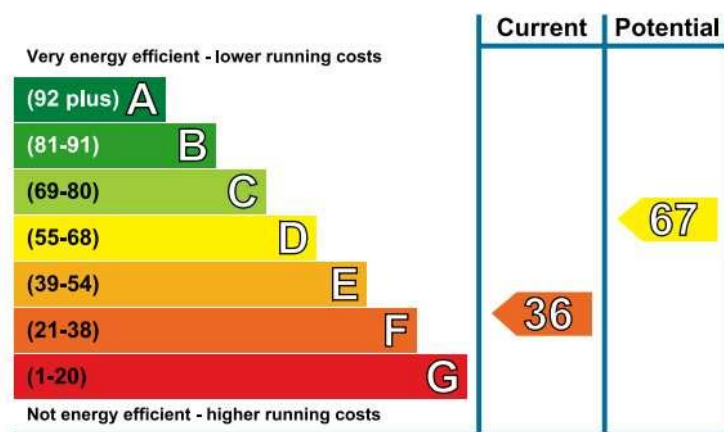
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,917
Over 3 years you could save	£ 1,740

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 207 over 3 years	£ 207 over 3 years	
Heating	£ 4,335 over 3 years	£ 2,733 over 3 years	
Hot Water	£ 375 over 3 years	£ 237 over 3 years	
Totals	£ 4,917	£ 3,177	

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 Internal or external wall insulation	£4,000 - £14,000	£ 903
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 168
3 Draught proofing	£80 - £120	£ 84

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.