



87 High Street, Bethesda, Gwynedd, LL57 3AR, £65,000

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A mid terraced house situated in the centre of the village. The property briefly comprises entrance hall, lounge, kitchen/diner, 2 bedrooms and a bathroom, to the rear of the property is a lawned garden. The property also benefits from gas central heating and partial PVCu double glazing.

DIRECTIONS

Proceed through Bethesda High Street from the Bangor direction and the property will be seen on the left hand side shortly before the left turn up to Gerlan.

ACCOMMODATION

ENTRANCE HALL

Door to:

LOUNGE 13' 5" x 12' 2" (4.09m x 3.71m) Max

PVCu double glazed window to the front, laminate flooring, electric fire.

KITCHEN/DINER 12' 2" x 9' 4" (3.71m x 2.84m)

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

LANDING

Door to:

BEDROOM 1 14' 6" x 12' 3" (4.42m x 3.73m)

PVCu double glazed window to the front.

BEDROOM 2 9' 6" x 4' 9" (2.89m x 1.45m)

Window to the rear.

BATHROOM

Fitted with bath, wash hand basin and w.c.

OUTSIDE

Small garden to the front, good size lawned garden to the rear.





Energy Performance Certificate



87, High Street, Bethesda, BANGOR, LL57 3AR

Dwelling type: Mid-terrace house
Date of assessment: 19 February 2019
Date of certificate: 19 February 2019

Reference number: 8105-0714-8829-3896-5213
Type of assessment: RdSAP, existing dwelling
Total floor area: 53 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

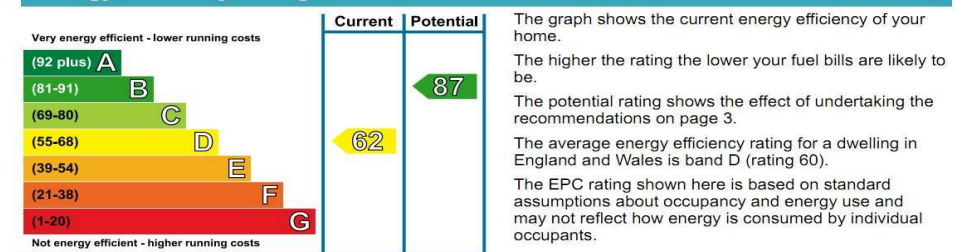
Estimated energy costs of dwelling for 3 years:	£ 1,917
Over 3 years you could save	£ 621

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 123 over 3 years	<div style="background-color: green; color: white; padding: 10px; text-align: center;"> You could save £ 621 over 3 years </div>
Heating	£ 1,401 over 3 years	£ 978 over 3 years	
Hot Water	£ 267 over 3 years	£ 195 over 3 years	
Totals	£ 1,917	£ 1,296	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 99
2 Internal or external wall insulation	£4,000 - £14,000	£ 186
3 Low energy lighting for all fixed outlets	£65	£ 111

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.



GROUND FLOOR

1ST FLOOR

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale
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