

# haf jones & pegler

gwerthwyr tai • estate agents



6 Charlotte Street  
Llanberis, LL55 4ER

£149,950



[www.hafjonesandpegler.co.uk](http://www.hafjonesandpegler.co.uk)

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## Property Description

A very well presented mid terraced house situated in the centre of the village, having been completely renovated in recent years to a high standard. The property briefly comprises entrance hall, lounge/diner, fitted kitchen, rear porch, 2 first floor bedrooms both with built in wardrobes, modern bathroom, patio style gardens with communal parking area beyond. The property also benefits from gas central heating and PVCu double glazing.

## Directions

Proceed into Llanberis and along the High Street passing V12 climbing shop on the your right, at the former bank turn left into Charlotte street, the property will then be sen on the right hand side.

## Accommodation

### Entrance Hall

Radiator, door to:

### Lounge/Diner 4.55m (14'11") x 3.30m (10'10")

PVCu double glazed window to front, inglenook fireplace with wood burner style gas fire, double radiator, under stairs cupboard, door to:

### Kitchen 3.50m (11'6") x 2.59m (8'6")

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 and automatic washing machine, built-in electric oven, built-in four ring gas hob with extractor hood over, PVCu double glazed window to rear, PVCu double glazed back door to:

## Rear Porch

PVCu double glazed windows, PVCu double glazed back door.

## Landing

Door to:

### Bedroom 1 3.18m (10'5") x 3.14m (10'4")

Two PVCu double glazed windows to front, double radiator, built in wardrobe.

### Bedroom 2 2.59m (8'6") x 2.23m (7'4")

PVCu double glazed window to rear, double radiator, built in wardrobe.

## Bathroom

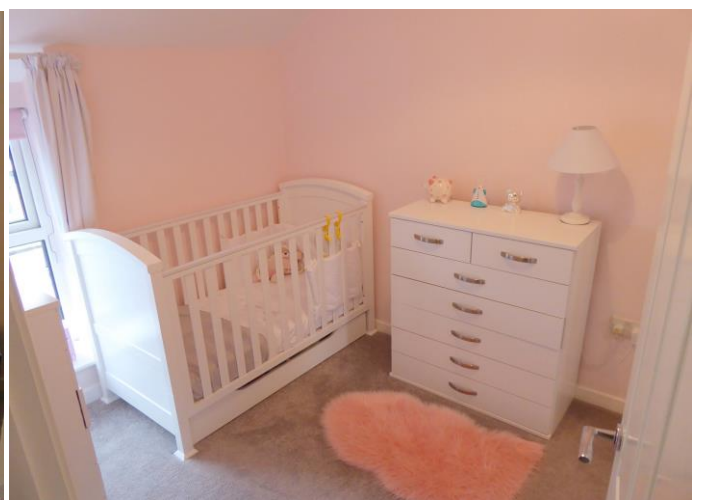
Fitted with three piece suite comprising bath with shower over, wash hand basin and WC, PVCu double glazed window to rear, radiator.

## Outside

Small garden to the front, patio style garden to the rear with communal parking area beyond.







#### MISREPRESENTATION ACT 1967

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# Energy Performance Certificate



6, Charlotte Street, Llanberis, CAERNARFON, LL55 4ER

**Dwelling type:** Mid-terrace house  
**Date of assessment:** 23 April 2013  
**Date of certificate:** 24 April 2013

**Reference number:** 8900-4570-2729-5527-4473  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 51 m<sup>2</sup>

## Use this document to:

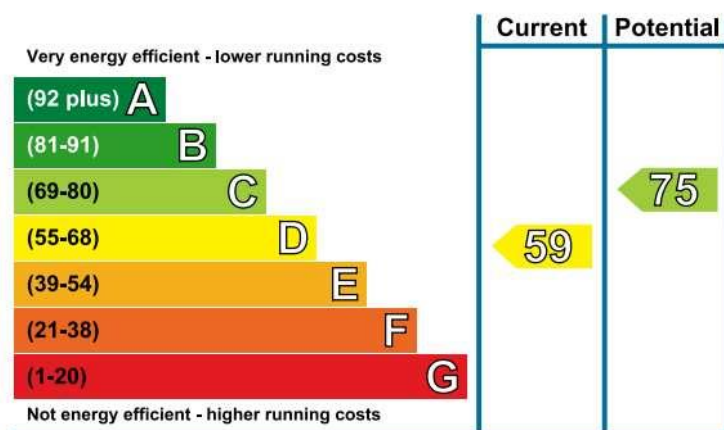
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 1,944</b>
<b>Over 3 years you could save</b>	<b>£ 141</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 186 over 3 years	£ 93 over 3 years	
Heating	£ 1,464 over 3 years	£ 1,476 over 3 years	
Hot Water	£ 294 over 3 years	£ 234 over 3 years	
<b>Totals</b>	<b>£ 1,944</b>	<b>£ 1,803</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



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	£45	£ 81
2 Solar water heating	£4,000 - £6,000	£ 60
3 Solar photovoltaic panels, 2.5 kWp	£9,000 - £14,000	£ 687

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.