



Glan Ffynon, Bethel, Gwynedd, LL55 1YU, £115,000

**HAF
JONES &
PEGLER**

A semi detached house situated in the sought after village of Bethel. The well presented property briefly comprises entrance lobby, spacious lounge, kitchen/diner, bathroom, 2 first floor bedrooms, drive to the side providing off road parking, patio style rear garden, views from the rear over open fields to the mountains. The property also benefits from gas central heating and PVCu double glazing.

DIRECTIONS

From the Caernarfon direction proceed through the village taking the last turning on the left hand side, followed by the first right just before the post office, then first right again, the property will then be seen on the right hand side at the bottom.

ACCOMMODATION

LOBBY

Door to:

LOUNGE 18' 4" x 11' 8" (5.58m x 3.55m)

PVCu double glazed window to the front, laminate flooring, door to:

KITCHEN/DINER 13' 3" x 9' 2" (4.04m x 2.79m)

Fitted with a matching range of base and eye level units with working surfaces above, stainless steel sink, space for washing machine, tumble dryer, dishwasher and fridge/freezer, fitted oven and hob, PVCu double glazed back door and window, Karndean flooring.

BATHROOM

Fitted with 3 piece suite comprising bath with shower above, wash hand basing and w.c.

LANDING

Door to:

BEDROOM 1 14' 3" x 9' 6" (4.34m x 2.89m)

PVCu double glazed window.

BEDROOM 2 10' 4" x 9' 0" (3.15m x 2.74m)

PVCu double glazed window.

OUTSIDE

To the side of the property is a drive providing off road parking for two cars, to the rear is a patio style garden.





Energy Performance Certificate



Glan Ffynon, Bethel, CAERNARFON, LL55 1YU

Dwelling type: Semi-detached house
 Date of assessment: 20 October 2014
 Date of certificate: 21 October 2014

Reference number: 8624-7120-2119-3920-8926
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 56 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

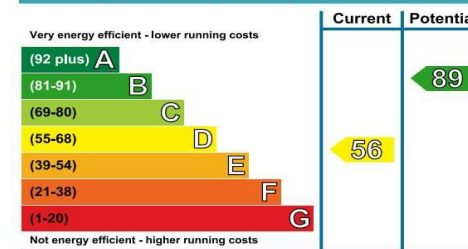
Estimated energy costs of dwelling for 3 years:	£ 2,424
Over 3 years you could save	£ 1,053

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 111 over 3 years	
Heating	£ 1,914 over 3 years	£ 1,083 over 3 years	
Hot Water	£ 288 over 3 years	£ 177 over 3 years	
Totals	£ 2,424	£ 1,371	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any 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).

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

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 89	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 472	✓
3 Floor Insulation	£800 - £1,200	£ 133	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.



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