

haf jones & pegler

gwerthwyr tai • estate agents



39 Pendalar
Llanfairfechan, LL33 0RB

Offers in Excess
of £100,000



www.hafjonesandpegler.co.uk

317 High Street ■ Bangor ■ Gwynedd ■ LL57 1YA ■ 01248 364 422
sales@hafjonesandpegler.co.uk

Property Description

A spacious terraced property standing in an elevated position with views to the Menai Strait and beyond to Anglesey and the Great Orme.

The property briefly comprises entrance hall, lounge, dining room, kitchen, 3 first floor bedrooms and a shower room, patio style rear garden with a brick built store shed with plumbing for a washing machine and an attached outside W.C. The property also benefits from gas central heating and PVCu double glazing.

Directions

From the Bangor direction proceed through the village along Penmaenmawr road and turn right just before getting back onto the expressway, follow the road down and follow the road round to the right into Pendalar, follow the road round to the left and take the first right, follow the road up and the property will then be seen facing you.

Accommodation

Entrance Hall

PVCu double glazed window to side, radiator, laminate flooring, stairs, door to:

Lounge 4.17m (13'8") x 3.96m (13')

PVCu double glazed window to rear, open fire set in tiled surround, double radiator, laminate flooring, open plan to:

Dining Room 4.17m (13'8") x 2.74m (9')

PVCu double glazed window to front, radiator, laminate flooring.

Kitchen 3.00m (9'10") x 2.11m (6'11")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer and cooker, PVCu double glazed window to rear, tiled flooring, PVCu double glazed back door, under stairs cupboard.

Landing

Door to:

Bedroom 1 4.14m (13'7") x 3.30m (10'10")

PVCu double glazed window to rear.

Bedroom 2 3.51m (11'6") x 3.27m (10'9")

PVCu double glazed window to front, double radiator.

Bedroom 3 2.95m (9'8") x 2.62m (8'7") max

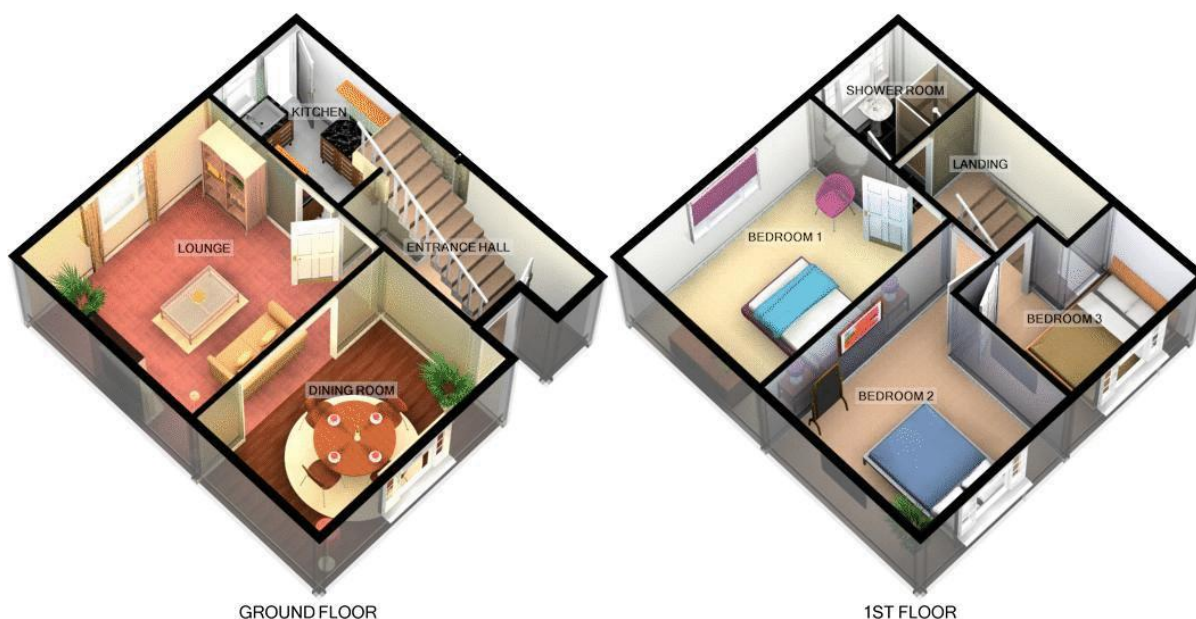
PVCu double glazed window to front.

Shower Room

Shower, wash hand basin and W.C, PVCu double glazed window to rear.

Outside

Patio style garden to the front, pedestrian access to the side through an alleyway, to the rear is a patio style garden with brick built store shed with plumbing for washing machine and an attached outside W.C.





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

39, Pendalar, LLANFAIRFECHAN, LL33 0RB

Dwelling type: Mid-terrace house
Date of assessment: 25 October 2013
Date of certificate: 25 October 2013

Reference number: 8477-7620-1699-9525-2922
Type of assessment: RdSAP, existing dwelling
Total floor area: 88 m²

Use this document to:

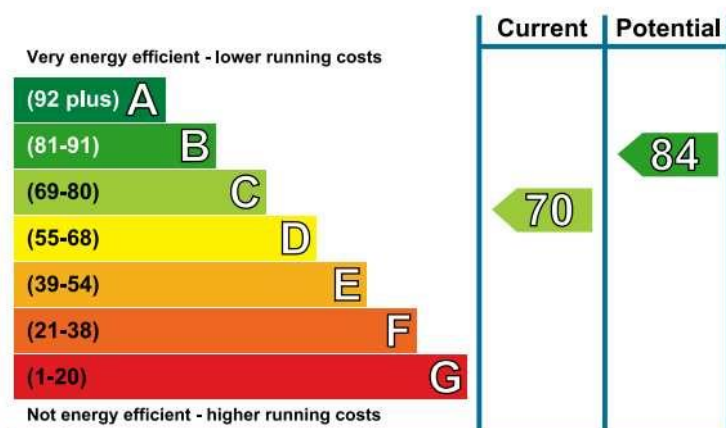
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,013
Over 3 years you could save	£ 291

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 210 over 3 years	£ 153 over 3 years	
Heating	£ 1,518 over 3 years	£ 1,365 over 3 years	
Hot Water	£ 285 over 3 years	£ 204 over 3 years	
Totals	£ 2,013	£ 1,722	

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	£800 - £1,200	£ 165
2 Low energy lighting for all fixed outlets	£15	£ 48
3 Solar water heating	£4,000 - £6,000	£ 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.