



10 Constantine Terrace, Caernarfon, Gwynedd, LL55 2HL,
£99,950

HAF
JONES &
PEGLER

A spacious three storey mid terrace property situated on Constantine Terrace, conveniently located to local amenities and within easy walking distance to the historic Castle town of Caernarfon. The property briefly comprising lounge/diner, kitchen to the ground floor, bedroom and a 4 piece family bathroom to the first floor and a further two bedrooms to the second floor, enclosed rear courtyard. The property also benefits from gas central heating and PVCu double glazing.

DIRECTIONS

From Morrisons roundabout proceed over the flyover passing the Eagles public house on the right hand side, Constantine Terrace will be seen facing you as you follow the road round to the right.

ACCOMMODATION

ENTRANCE HALL

Quarry tiled flooring, radiator, door to:

LOUNGE/DINER 22' 2" x 11' 0" (6.75m x 3.35m)

PVCu double glazed window to the front and patio doors to the rear, two radiators, door to:

KITCHEN 11' 1" x 6' 0" (3.38m x 1.83m)

Fitted with a matching range of base and eye level units, stainless steel sink, space for washing machine, built in oven and hob, double glazed window.

FIRST FLOOR LANDING

Door to:

BEDROOM 1 14' 0" x 10' 6" (4.26m x 3.20m)

PVCu double glazed window to the front, radiator.

BATHROOM

Fitted with a four piece suite comprising, bath, wash hand basin, shower cubicle and w.c.

SECOND FLOOR LANDING

Door to:

BEDROOM 2 11' 1" x 8' 9" (3.38m x 2.66m)

PVCu double glazed window, radiator.

BEDROOM 3 14' 0" x 11' 0" (4.26m x 3.35m)

PVCu double glazed window, radiator.

OUTSIDE

To the rear of the property is a small enclosed courtyard.







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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Energy Performance Certificate



10, Constantine Terrace, CAERNARFON, LL55 2HL

Dwelling type: Mid-terrace house
Date of assessment: 31 July 2015
Date of certificate: 03 August 2015

Reference number: 0108-2899-7638-9875-4905
Type of assessment: RdSAP, existing dwelling
Total floor area: 92 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

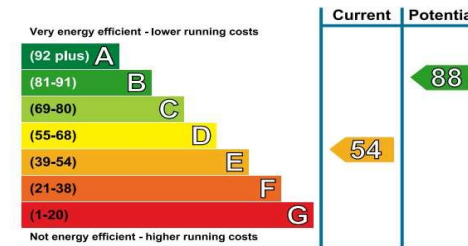
Estimated energy costs of dwelling for 3 years:	£ 3,900
Over 3 years you could save	£ 2,097

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 273 over 3 years	£ 174 over 3 years	<div> <div>You could save £ 2,097 over 3 years</div> </div>
Heating	£ 3,228 over 3 years	£ 1,410 over 3 years	
Hot Water	£ 399 over 3 years	£ 219 over 3 years	
Totals	£ 3,900	£ 1,803	

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 Room-in-roof insulation	£1,500 - £2,700	£ 789
2 Internal or external wall insulation	£4,000 - £14,000	£ 609
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 108

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.

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