



**26 Gaerwen Uchaf, Gaerwen, Isle Of Anglesey, LL60 6HN,  
£145,000**

**HAF  
JONES &  
PEGLER**

An extended semi detached bungalow situated in the sought after village of Gaerwen.

The property briefly comprises entrance hall, lounge, kitchen/diner, 4 bedrooms and a bathroom, good size single garage, off road parking and easy to maintain gardens.

The property also benefits from LPG gas central heating and PVCu double glazing.

### DIRECTIONS

On entering Gaerwen turn left opposite Stermat into Chapel Street passing Ty Crwn Garage on your right and the public house on your left, follow the road down and turn right into Lon Groes, take the first right into Gaerwen Uchaf and passing the first right hand cul de sac, the property will be seen on the right hand side of the second cul de sac.

### ACCOMMODATION

#### ENTRANCE HALL

Door to:

**KITCHEN** 2.64m (8'8") x 2.63m (8'8")

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, automatic washing machine and tumble drier, built-in electric oven, built-in electric hob, tiled flooring, open plan to:

**DINING ROOM** 3.27m (10'9") x 3.25m (10'8")

PVCu double glazed window to side, radiator, PVCu double glazed patio door, open plan to:

#### INNER HALL

Double radiator, door to:

**BEDROOM 3** 3.25m (10'8") x 2.59m (8'6")

PVCu double glazed window to rear, radiator.

**BEDROOM 4** 2.39m (7'10") x 1.92m (6'4")

PVCu double glazed window to side, radiator.

**LOUNGE** 4.89m (16'1") x 2.83m (9'3")

PVCu double glazed window to front, gas fire set in a stone built surround, coving to ceiling, door to:

#### INNER LOBBY

Door to:

**BEDROOM 1** 3.12m (10'3") max x 2.83m (9'3")

Radiator, coving to ceiling, PVCu double glazed patio door.

**BEDROOM 2** 3.16m (10'4") x 2.63m (8'8")

PVCu double glazed window to rear, radiator.

#### BATHROOM

Fitted with three piece suite comprising bath with electric shower above, wash hand basin and w.c.

#### GARAGE

Window to side, up and over door.

#### OUTSIDE

Easy to maintain front garden, lawned garden to the rear, drive providing off road parking.









# Energy Performance Certificate



26, Gaerwen Uchaf Estate, GAERWEN, LL60 6HN

Dwelling type: Semi-detached bungalow  
 Date of assessment: 16 January 2018  
 Date of certificate: 17 January 2018

Reference number: 8708-7829-5510-5586-5992  
 Type of assessment: RdSAP, existing dwelling  
 Total floor area: 79 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

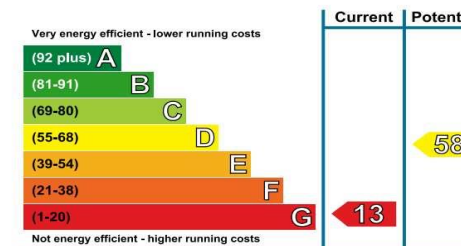
Estimated energy costs of dwelling for 3 years:	£ 6,237
Over 3 years you could save	£ 3,000

## Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 333 over 3 years	£ 168 over 3 years	<div>                     You could save £ 3,000 over 3 years                 </div>
Heating	£ 4,422 over 3 years	£ 2,634 over 3 years	
Hot Water	£ 1,482 over 3 years	£ 435 over 3 years	
<b>Totals</b>	<b>£ 6,237</b>	<b>£ 3,237</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	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 477	✓
2 Cavity wall insulation	£500 - £1,500	£ 171	✓
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 441	✓

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](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.



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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