

A three-story white house with a red base and a wooden fence in the foreground. The house has several windows and a chimney. A paved area is in front of the house, and a tree is visible to the left. The sky is blue with white clouds.

71 Caeau Gleision, Rhiwlas, Gwynedd, LL57 4UA, £145,000

HAF
JONES &
PEGLER

An extended detached house situated on the edge of the development with views over the surrounding countryside to the mountains. The property briefly comprises entrance hall, lounge, kitchen/diner, inner lobby, bedroom 4/sitting room, large wet room, 3 first floor bedrooms and a bathroom, off road parking and a small courtyard to the front, patio and lawned garden to the rear with a block built store shed. The property also benefits from oil central heating and PVCu double glazing.

DIRECTIONS

Proceed into the village of Rhiwlas and take the turning right at the top of the hill into Caeau Gleision and follow the road round to the right, take the first left turn and follow the road round to the left, then the property will be seen on the right hand side.

ACCOMMODATION

KITCHEN 5.49m (18') max x 2.62m (8'7")

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 cooker, two PVCu double glazed windows to front, tiled flooring, door to:

LOUNGE 4.56m (15') x 4.01m (13'2")

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

ENTRANCE HALL

Stairs, PVCu double glazed back door.

HALL

Roof light, radiator, PVCu double glazed door, door to:

BEDROOM 4 5.97m (19'7") x 3.84m (12'7")

PVCu double glazed window, two double radiators, sliding door to Washroom, PVCu double glazed French double doors, fitted wardrobe.

WASHROOM

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

LANDING

PVCu double glazed window to side, door to:

BEDROOM 1 3.09m (10'1") x 2.91m (9'6")

PVCu double glazed window to front, radiator, fitted wardrobe.

BEDROOM 2 3.10m (10'2") x 2.91m (9'6")

PVCu double glazed window to side, radiator, fitted wardrobe.

BEDROOM 3 2.48m (8'2") x 2.10m (6'11") max

PVCu double glazed window to rear, radiator.

BATHROOM

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

OUTSIDE

To the front of the property is a drive providing off road parking and a small courtyard, to the rear is a patio garden with a lawned garden beyond, block built store shed.





Energy Performance Certificate



71, Caeau Gleision, Rhiwlas, BANGOR, LL57 4UA

Dwelling type: Detached house
 Date of assessment: 26 October 2018
 Date of certificate: 27 October 2018
 Reference number: 2268-7979-7230-6118-0914
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 123 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

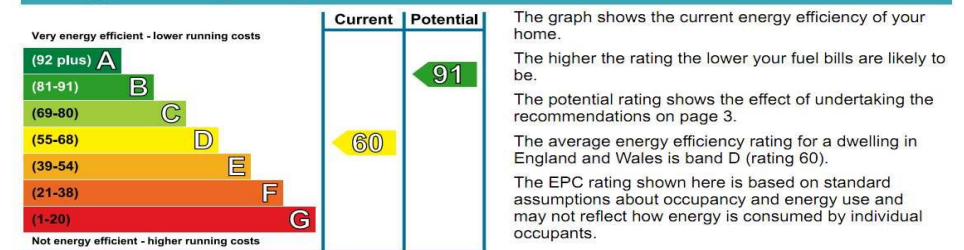
Estimated energy costs of dwelling for 3 years:	£ 2,418
Over 3 years you could save	£ 390

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 234 over 3 years	
Heating	£ 1,665 over 3 years	£ 1,431 over 3 years	
Hot Water	£ 453 over 3 years	£ 363 over 3 years	
Totals	£ 2,418	£ 2,028	

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



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 (solid floor)	£4,000 - £6,000	£ 147
2 Low energy lighting for all fixed outlets	£20	£ 60
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 93

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.



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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