

# haf jones & pegler

gwerthwyr tai • estate agents



15 Ffordd Garnedd  
Y Felinheli, LL56 4QY

£110,000



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## Property Description

A well presented ground floor flat situated on the marina in the sought after village of Y Felinheli. The property briefly comprises entrance hall, open plan lounge/kitchen, 2 bedrooms and a bathroom, standing in well maintained communal gardens with communal parking. The property also benefits from storage heating and PVCu double glazing.

**No onward chain.**

## Directions

Proceed into Y Felinheli from the Bangor direction and on reaching the Halfway house turn right for the marina, proceed over the bridge and up the hill taking the second left into Ffordd Garnedd, the property will then be seen on the right hand side about half way down.

## Accommodation

### Entrance Hall

Laminate flooring, storage heater, airing cupboard.

### Open Plan Lounge/Kitchen 19' 1" x 10' 10" (5.81m x 3.30m)

PVCu double glazed window, laminate flooring, fitted with a matching range of base and eye level units with working surfaces above, sink with mixer tap, built in electric oven and hob with extractor hood above, PVCu double glazed window, ceiling spotlight, breakfast bar.

### Bedroom 1 10' 9" x 9' 9" (3.27m x 2.97m)

PVCu double glazed window, storage heater.

### Bedroom 2

PVCu double glazed window, storage heater.

### Bathroom

Fitted with 3 piece suite comprising bath with shower above, wash hand basin and w.c, tiled wall and floor, PVCu double glazed window, spotlight to ceiling.

### Outside

Communal gardens and parking area.

### Tenure

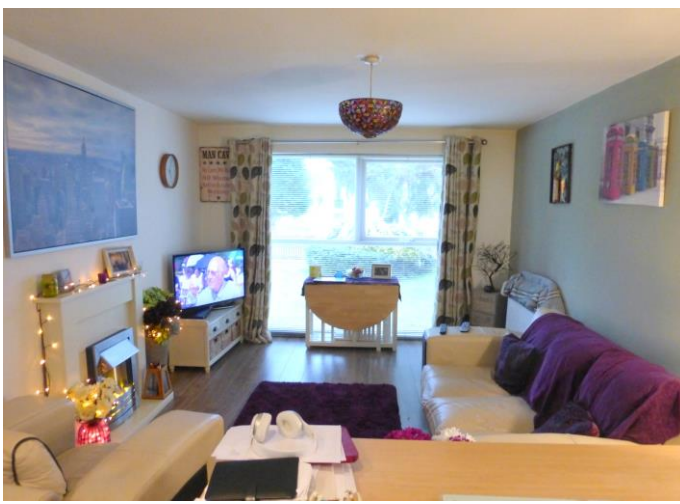
We have been informed the tenure is Leasehold with vacant possession upon completion of sale. The lease is 999 years.

### Service Charges

A service charge of £182.00 per month for the maintenance of the exterior and communal areas.







# 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



15, Ffordd Garnedd,  
Y FELINHELI, LL56 4QY

Dwelling type: Ground-floor flat  
Date of assessment: 29 November 2008  
Date of certificate: 29 November 2008  
Reference number: 2618-2965-6219-5258-0000  
Total floor area: 52 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		48
(21-38) <b>F</b>	30	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		44
(21-38) <b>F</b>	35	
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	679 kWh/m <sup>2</sup> per year	539 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.3 tonnes per year	4.2 tonnes per year
Lighting	£51 per year	£25 per year
Heating	£404 per year	£421 per year
Hot water	£421 per year	£168 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Certification mark

The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)