



Ardref, Waunfawr, Gwynedd, LL55 4BJ, £185,000

HAF
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PEGLER

A 3 storey detached character cottage situated in a most desirable location in the sought after village of Waunfawr with views to the mountains. The property briefly comprises ground floor porch, lounge, dining room, kitchen, w.c, lower ground floor sitting room and living room, two first floor bedrooms and a bathroom. The property retains many character features including three open fireplaces and one gas fireplace, exposed stone walls, standing in mature landscaped gardens with a variety of trees, shrubs, bushes and plants, feature pond, off road parking area, two timber garden sheds and a summer house. The property also benefits from lpg gas central heating and hardwood double glazing.

DIRECTIONS

Proceed through the village of Waunfawr, take the left turn by the brown information sign for Antur Waunfawr and follow the road round to the left, pass the council houses on your left and on reaching the converted chapel and the new builds on the corner, the property will be seen opposite. The parking area for the property is at the rear.

ACCOMMODATION

ENCLOSED PORCH

Window to front and side, quarry tiled flooring, door to:

LOUNGE 4.27m (14') x 3.66m (12')

Double glazed window to front, inglenook fireplace with wood burner, double radiator, stairs, open plan to:

INNER HALLWAY

Door to:

SEPARATE W.C

Fitted with w.c. window to the side.

DINING ROOM 3.66m (12') x 3.20m (10'6")

Double glazed window to the front and side, gas fire set in a Victorian style surround, double radiator.

KITCHEN/BREAKFAST ROOM 4.06m (13'4") x 2.44m (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 cooker, double glazed window, door to garden.

LANDING

Door to:

BEDROOM 1 3.50m (11'6") max x 3.30m (10'10")

Double glazed window to front, radiator, exposed beams.

BEDROOM 2 3.30m (10'10") x 2.30m (7'7")

Double glazed window to front, radiator, exposed beams, fitted wardrobe.

BATHROOM

Fitted with three piece suite comprising bath, wash hand basin and w.c, double glazed window to side.

A STAIRCASE FROM THE LOUNGE LEADS DOWN TO:

SITTING ROOM

Double glazed window to side, inglenook fireplace with open fire, door to garden, feature stone walls, open plan to:

LIVING ROOM 4.39m (14'5") x 3.73m (12'3")

Double glazed window to front, inglenook fireplace with open fire, feature stone walls.

OUTSIDE

The property stands in mature landscaped gardens with established trees, shrubs, bushes and plants, small pond, 2 timber store sheds and a summer house, off road parking area







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. Made with Metropix 02013

Energy Performance Certificate



Ardref, Waunfawr, CAERNARFON, LL55 4BJ

Dwelling type: Detached house
Date of assessment: 24 October 2013
Date of certificate: 24 October 2013

Reference number: 8747-7920-1329-5454-5922
Type of assessment: RdSAP, existing dwelling
Total floor area: 114 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:	£ 10,164
Over 3 years you could save	£ 5,181

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 303 over 3 years	£ 180 over 3 years	<div style="border: 1px solid green; padding: 5px; text-align: center; color: white;"> You could save £ 5,181 over 3 years </div>
Heating	£ 9,153 over 3 years	£ 4,491 over 3 years	
Hot Water	£ 708 over 3 years	£ 312 over 3 years	
Totals	£ 10,164	£ 4,983	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	56	8

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).

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 Internal or external wall insulation	£4,000 - £14,000	£ 3,636	✓
2 Floor insulation	£800 - £1,200	£ 354	✓
3 Low energy lighting for all fixed outlets	£40	£ 72	

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.