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Awelon, 8 Tai Craig Y Don
Cwm-Y-Glo, LL55 4DL

£112,500



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Property Description

A well presented spacious end of terrace house in the popular village of Cwm-Y-Glo. The property briefly comprises entrance hall, lounge/diner, modern kitchen, 2 first floor bedrooms and a 4 piece bathroom, second floor bedroom and a rear courtyard garden. The property also benefits from propane gas central heating and upvc double glazing.

Directions

From the Llanberis direction take the first turning on the left into Cwm y Glo and the property will be seen on the left hand side shortly after the playing fields.

Accommodation

Entrance Hall

Radiator, stairs, door to:

Lounge/Diner 21' 0" x 9' 11" (6.41m x 3.02m)

PVCu double glazed window to front, PVCu double glazed window to rear, double radiator, open plan to:

Kitchen 7' 1" x 10' 4" (2.16m x 3.15m)

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 and automatic washing machine, fitted electric oven, built-in four ring electric hob with extractor hood over, PVCu double glazed window to side, radiator, PVCu double glazed back door.

Landing

Stairs, door to:

Bedroom 1 9' 8" x 14' 5" (2.95m x 4.39m)

PVCu double glazed window to front, radiator.

Bedroom 2 8' 0" x 8' 12" (2.44m x 2.74m)

Velux window to rear, radiator.

Bathroom

Fitted with four piece suite comprising corner bath, wash hand basin, shower cubicle and w.c, tiled splashbacks, PVCu double glazed window to side, radiator.

Bedroom 3 9' 10" x 15' 3" (3m x 4.65m) Purlin to Purlin and 15'3"x5'4"

PVCu double glazed window to front, restricted head height to part.

Outside

Small fore garden to the front, pedestrian access to the side, courtyard garden to the rear.





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

Awelon, Cwm-y-Glo, CAERNARFON, LL55 4DL

Dwelling type: end-terrace house

Date of assessment: 05 June 2017

Date of certificate: 05 June 2017

Reference number: 8803-9155-1229-1207-1633

Type of assessment: RdSAP, existing dwelling

Total floor area: 94 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:

£ 8,394

Over 3 years you could save

£ 4,194

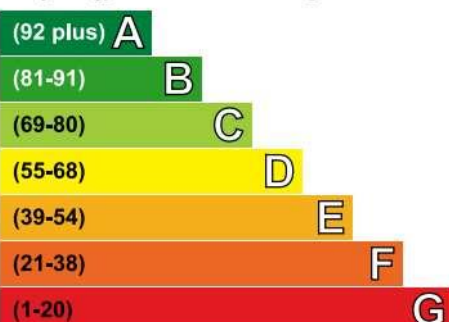
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	
Heating	£ 7,353 over 3 years	£ 3,465 over 3 years	
Hot Water	£ 840 over 3 years	£ 534 over 3 years	
Totals	£ 8,394	£ 4,200	

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

Very energy efficient - lower running costs



Not energy efficient - higher running costs

Current	Potential
8	56

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	£ 2,106
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,170
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 285

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.