



9 Y Wern, Y Felinheli, Gwynedd, LL56 4TX, £149,950

HAF
JONES &
PEGLER

An extended and well presented mid terraced house situated in the sought after village of Y Felinheli.

The property briefly comprises entrance porch, entrance hall, lounge, sitting room, kitchen/breakfast room, utility room, 3 first floor bedrooms and a bathroom, second floor attic room with pull down ladder, decked and patio rear gardens, off road parking to the front.

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

DIRECTIONS

From the Bangor direction proceed through the village passing the shops and proceed up the hill and just after passing the church and the bus stop on the left, turn left into Tafarn Y Grisiau, proceed up the hill turning left at the top and first right opposite the entrance for the school, follow the road straight on and then round to the right, property will be seen on the right hand side.

ACCOMMODATION

ENCLOSED PORCH

PVCu double glazed construction with a polycarbonate roof, tiled flooring, door to:

ENTRANCE HALL

PVCu double glazed window to front, radiator, stairs, door to:

LOUNGE 4.09m (13'5") x 3.56m (11'8")

PVCu double glazed window to front, electric fire set in a timber surround, double radiator, coving to ceiling.

INNER HALL

Laminate flooring, coving to ceiling, store cupboard, door to:

STORAGE 1.75m (5'9") x 0.93m (3')

SITTING ROOM 3.68m (12'1") x 3.37m (11'1")

Two PVCu double glazed windows to rear, radiator, coving to ceiling.

KITCHEN/BREAKFAST ROOM 4.27m (14') x 2.72m (8'11") max

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, built-in eye level electric oven, built-in four ring electric hob with extractor hood over, PVCu double glazed window to side, laminate flooring, coving to ceiling, under floor heating, PVCu double glazed back door, door to:

UTILITY ROOM 2.72m (8'11") x 1.57m (5'2")

Fitted with a matching range of base and eye level units with worktop space over, space for fridge/freezer and automatic washing machine, door to rear, laminate flooring.

LANDING

PVCu double glazed window to rear, radiator, pull down ladder to attic, door to:





BEDROOM 1 3.84m (12'7") x 3.48m (11'5")

PVCu double glazed window to front, built in wardrobes, double radiator.

BEDROOM 2 3.88m (12'9") max x 2.45m (8')

PVCu double glazed window to front, radiator.

BEDROOM 3 3.05m (10') x 2.13m (7')

PVCu double glazed window to rear, radiator.

STORE CUPBOARD

PVCu double glazed window to rear.

BATHROOM

Fitted with three piece suite comprising bath with shower over, wash hand basin, w.c., heated towel rail, PVCu double glazed window to rear, under floor heating, tiled flooring.

LOFT ROOM

Velux window to side, double radiator, pull down ladder.

OUTSIDE

To the front of the property is an off road parking area, to the rear is a decked and patio garden.





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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Energy Performance Certificate



9, Y Wern, Y FELINHELI, LL56 4TX

Dwelling type: Mid-terrace house
Date of assessment: 04 December 2013
Date of certificate: 04 December 2013

Reference number: 0748-9927-7272-1577-2930
Type of assessment: RdSAP, existing dwelling
Total floor area: 106 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:	£ 2,916
Over 3 years you could save	£ 1,122

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 174 over 3 years	
Heating	£ 2,277 over 3 years	£ 1,413 over 3 years	
Hot Water	£ 339 over 3 years	£ 207 over 3 years	
Totals	£ 2,916	£ 1,794	

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		
	62	85

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 Increase loft insulation to 270 mm	£100 - £350	£ 77	✓
2 Cavity wall insulation	£500 - £1,500	£ 450	✓
3 Floor insulation	£800 - £1,200	£ 165	✓

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.