

# haf jones & pegler

gwerthwyr tai • estate agents



10 Hill Street  
Bethesda, LL57 3TD

£135,000



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## Property Description

A well presented mid terraced house situated in an elevated position with views to the mountains. The property briefly comprises spacious lounge/diner, modern fitted kitchen/breakfast room, to the first floor there are two bedrooms, one of which has an en-suite dressing room, bathroom, off road parking for 2 cars/vans and lawned and decked gardens. The property also benefits from gas central heating and upvc double glazing.

## Directions

Proceed through Bethesda from the Bangor direction and just before the Spar shop turn left, at the roundabout take the right turn for Gerlan, on reaching the first set of houses turn next left into Short Street and next right into Hill Street, the property will then be seen on the left hand side half way down.

## Accommodation

### Lounge/Diner 5.84m (19'2") x 4.01m (13'2")

PVCu double glazed window to front, PVCu double glazed window to rear, inglenook fireplace with cast-iron wood burner, television point, telephone point, laminate flooring, stairs, open plan to:

### Kitchen 3.07m (10'1") x 2.74m (9') max

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer and cooker, PVCu double glazed window to rear, radiator, slate flooring, door to:

### Rear Porch

Double radiator, tiled flooring, stable door to garden, open plan to:

### Utility Room 1.29m (4'3") x 0.77m (2'6")

Space for automatic washing machine with worktop above.

## Landing

Door to:

### Bedroom 1 3.15m (10'4") x 2.77m (9'1")

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

### Dressing Room 2.98m (9'10") x 1.89m (6'2")

Radiator, open plan to:

### Bedroom 2 3.07m (10'1") x 2.78m (9'1")

PVCu double glazed window to the side and rear, double radiator, television point.

## Bathroom

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

## Outside

Small fore garden with seating area, to the rear of the property is a decked patio area with lawned garden beyond with steps up to an off road parking area for 2 cars/vans.





#### 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.



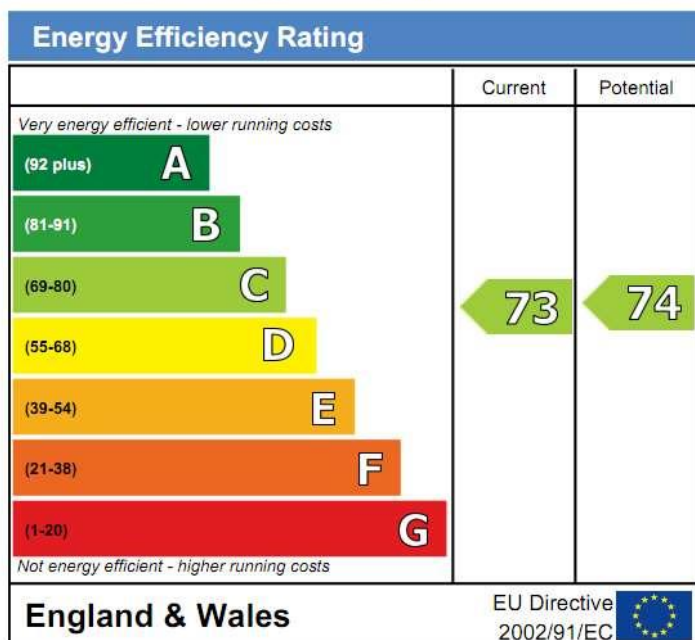
# Energy Performance Certificate



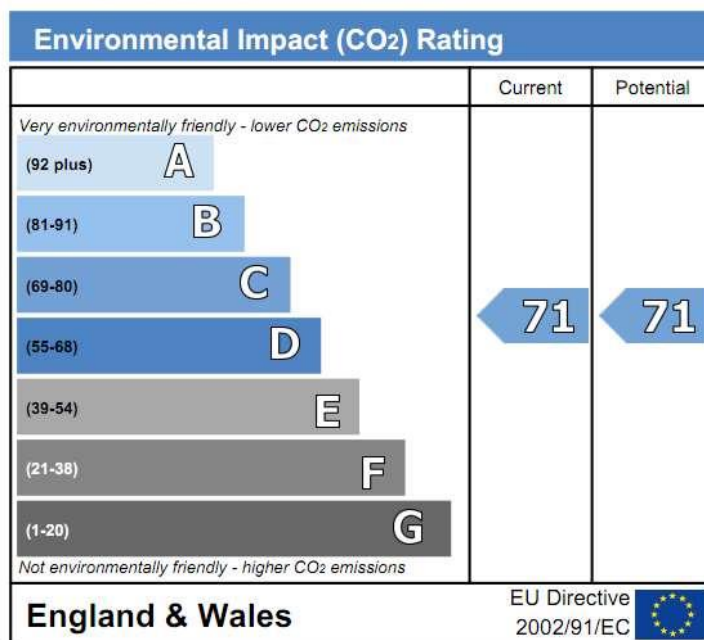
10, Hill Street,  
Gerlan,  
Bethesda,  
BANGOR,  
LL57 3TD

Dwelling type: Mid-terrace house  
Date of assessment: 03 September 2010  
Date of certificate: 05 September 2010  
Reference number: 8100-1574-5429-5906-6103  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 62 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.



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.



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	228 kWh/m <sup>2</sup> per year	221 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.3 tonnes per year	2.3 tonnes per year
Lighting	£57 per year	£32 per year
Heating	£385 per year	£390 per year
Hot water	£87 per year	£87 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

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



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.