

haf jones & pegler

gwerthwyr tai • estate agents



Fron Hyfryd
Waunfawr, LL55 4BJ

£145,000



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Property Description

A detached cottage standing on the edge of the village with views over the countryside to the mountains. The property briefly comprises spacious lounge with inglenook fireplace with multi fuel stove which powers the central heating system, kitchen/diner, 3 bedrooms and a bathroom, lawned gardens. The property also benefits from PVCu double glazing.

PLEASE NOTE THE PROPERTY CAN ONLY BE ACCESSED BY FOOT & VIEWINGS ARE STRICTLY BY APPOINTMENT ONLY.

Directions

Proceed through the village of Waunfawr and on reaching the chip shop take the next left turn 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, turn right and then take the public footpath on your left, bear right, then when the footpath bears left, proceed straight on and the entrance to the property will be seen facing you.

Accommodation

Lounge 4.93m (16'2") x 4.50m (14'9")

PVCu double glazed window to front, inglenook fireplace with cast-iron multi fuel stove which powers the central heating system, double radiator, sanded floorboards, exposed beams, stairs, open plan to:

Kitchen/Diner 4.93m (16'2") x 2.73m (9')

Fitted with a range of base and eye level units with worktop space over, 1½ bowl stainless steel sink with mixer tap, integrated fridge and freezer, built-in electric oven, built-in ceramic hob, PVCu double glazed window to rear, PVCu double glazed window to front.

Landing

Double radiator, door to:

Bedroom 1 3.28m (10'9") x 3.09m (10'2")

PVCu double glazed window to front, double radiator.

Bedroom 2 3.03m (9'11") x 3.00m (9'10")

PVCu double glazed window to front, double radiator.

Bedroom 3 3.48m (11'5") x 1.89m (6'3")

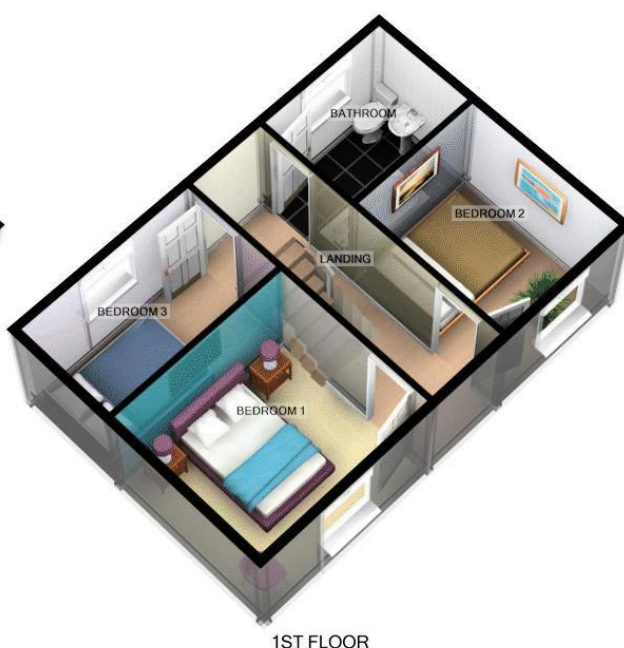
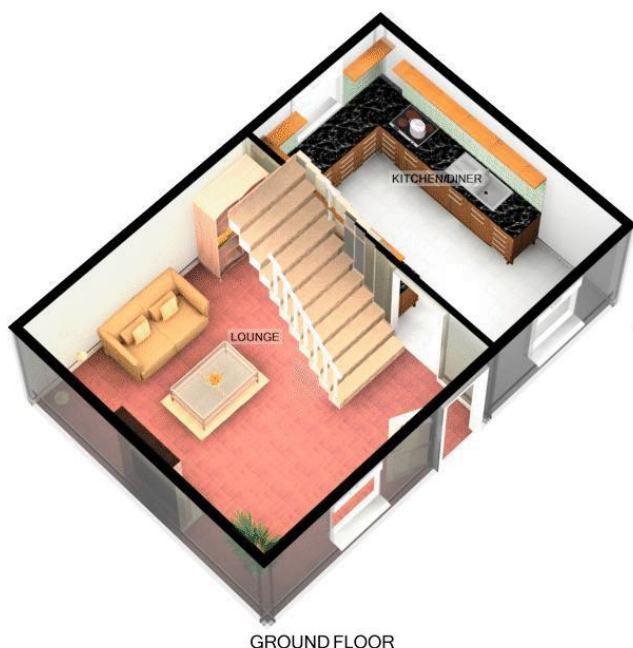
PVCu double glazed window to rear, double radiator.

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and W.C, PVCu double glazed window to rear, double radiator.

Outside

The gardens are laid to lawn with mature trees. PLEASE NOTE THE PROPERTY CAN ONLY BE ACCESSED BY FOOT.





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

Fron Hyfryd, Waunfawr, CAERNARFON, LL55 4BJ

Dwelling type: Detached house
Date of assessment: 28 March 2018
Date of certificate: 28 March 2018

Reference number: 0340-2898-7271-9328-3855
Type of assessment: RdSAP, existing dwelling
Total floor area: 71 m²

Use this document to:

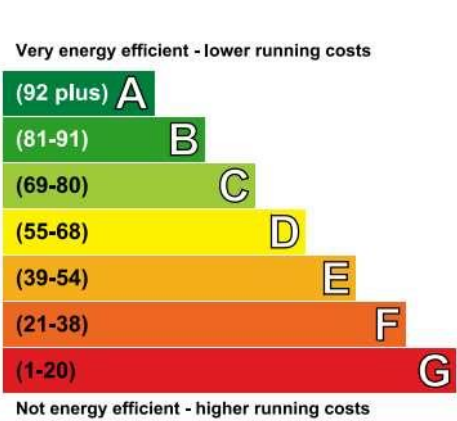
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 5,052
Over 3 years you could save	£ 3,111

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 261 over 3 years	£ 153 over 3 years	
Heating	£ 4,158 over 3 years	£ 1,443 over 3 years	
Hot Water	£ 633 over 3 years	£ 345 over 3 years	
Totals	£ 5,052	£ 1,941	

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



	Current	Potential
Very energy efficient - lower running costs		108
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	30	
(1-20) G		
Not energy efficient - higher running costs		

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 Increase loft insulation to 270 mm	£100 - £350	£ 792
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,782
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 171

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.