



1 Old Kingdom Hall, Bull Bay Road, Amlwch, LL68 9EA, Offers in
Excess of £89,500

HAF
JONES &
PEGLER

A spacious converted property forming part of the Old Kingdom Hall on the popular Bull Bay Road being within easy walking distance of the town centre.

The property briefly comprises entrance hall, 2 ground floor bedrooms and a bathroom, open plan lounge/dining/kitchen to the first floor with Velux roof lights and modern fitted units.

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

The property is currently tenanted on a 6 months shorthold tenancy agreement, commencing January 2019, rental income £375 per calendar month

DIRECTIONS

From the Benllech direction proceed on the A5025 and on reaching the roundabout with the garage proceed straight on and straight on to the town, passing the car park/market on the left, the property will then be seen on the left hand side, just after the bend in the road.

ACCOMMODATION

ENTRANCE HALL

Radiator, stairs, door to:

BEDROOM 1 2.87m (9'5") x 2.13m (7')

PVCu double glazed window to rear, PVCu double glazed window to side.

BEDROOM 2 2.74m (9') x 2.24m (7'4")

PVCu double glazed window to side, PVCu double glazed window to front, radiator.

BATHROOM

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

OPEN PLAN LOUNGE/DINING/KITCHEN

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated fridge and freezer, fitted electric oven, built-in four ring electric hob with extractor hood over, velux window to rear, PVCu double glazed window to side, velux window to front.

OUTSIDE

Small rear garden. Please note there is no off road parking at the property, however there is a council owned car park a short walk from the property for which permits can be obtained.





Energy Performance Certificate



1 Kingdom Hall, Bull Bay Road, AMLWCH, LL68 9EA

Dwelling type: end-terrace house
Date of assessment: 10 August 2012
Date of certificate: 13 August 2012

Reference number: 8108-8900-4029-5597-2823
Type of assessment: RdSAP, existing dwelling
Total floor area: 61 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:	£1,980
Over 3 years you could save	£1,005

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£219 over 3 years	£126 over 3 years	
Heating	£1,056 over 3 years	£636 over 3 years	
Hot Water	£705 over 3 years	£213 over 3 years	
Totals	£1,980	£975	

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		94
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(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).

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 Low energy lighting for all fixed outlets	£35	£57	
2 Fan assisted storage heaters and dual immersion cylinder	£900 - £1200	£849	✓
3 Solar water heating	£4,000 - £6,000	£99	✓

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). When the Green Deal launches, it may allow you to make your home warmer and cheaper to run at no up-front cost.



GROUND FLOOR