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42 Brynffynnon
Y Felinheli, LL56 4SJ

£165,000



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Property Description

A spacious detached house situated in the upper village with views to the Menai Strait and Anglesey beyond.

The property briefly comprises ground floor, 2 double bedrooms, bathroom, boiler room and store room, first floor, spacious lounge with balcony, kitchen/breakfast room, dining room, porch. Also having the benefit of oil central heating and double glazing, garage and patio style gardens.

The property has the benefit of planning permission for the erection of a dwelling, application number C17/0028/20/AM.

Directions

From the Bangor direction proceed through the village centre and after passing the Londis shop on your right hand side follow the road round to the right and take the left turn signposted Bryn Ffynnon, follow the road up and close to the top, the road forks to the right and the property will then be seen on the left hand side.

Accommodation

Ground Floor

Hallway

Stairs, boiler room and store cupboard, door to:

Bedroom 1 3.30m (10'10") x 3.07m (10'1")

Window to side, sliding door to:

Boiler Room 1.68m (5'6") x 0.79m (2'7")

Storage 1.62m (5'4") x 0.79m (2'7")

Bathroom

Fitted with three piece suite comprising bath, wash hand basin and w.c, tiled splashbacks, single glazed window to front.

Bedroom 2 4.19m (13'9") x 2.81m (9'3")

Aluminium double glazed window, radiator.

Utility Room 4.65m (15'3") x 1.68m (5'6")

Stainless steel sink, space for automatic washing machine, double glazed window to front, double glazed door.

First Floor

Enclosed Porch

Aluminium double glazed window to side, tiled flooring, double glazed door.

Dining Room

Aluminium double glazed window to side, double radiator, door to:

Kitchen/Breakfast Room 3.79m (12'5") max x 3.50m (11'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge and cooker, aluminium double glazed window to front, radiator, door to:

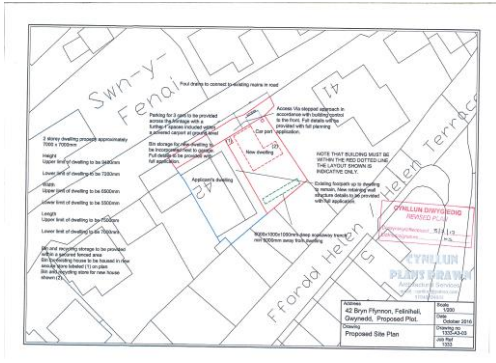
Lounge 6.20m (20'4") x 4.57m (15')

Electric fire set in stone built surround, double radiator, double glazed sliding patio doors to balcony.

Outside

To the front of the property is a small area laid to lawn, single garage to the side with steps up to patio style garden with mature planting, small rear yard with brick built outbuilding.





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

42, Brynffynnon, Y FELINHELI, LL56 4SJ

Dwelling type: Detached house
Date of assessment: 15 March 2017
Date of certificate: 15 March 2017


Reference number: 0459-2805-7276-9693-4555
Type of assessment: RdSAP, existing dwelling
Total floor area: 123 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

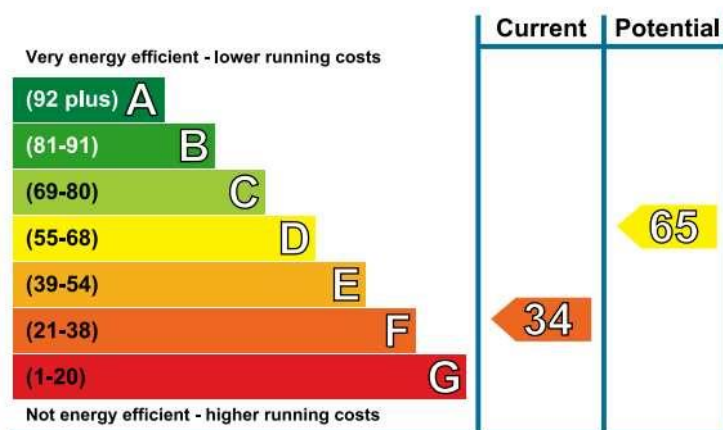
Estimated energy costs of dwelling for 3 years:	£ 4,500
Over 3 years you could save	£ 1,656

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 393 over 3 years	£ 216 over 3 years	
Heating	£ 3,675 over 3 years	£ 2,301 over 3 years	
Hot Water	£ 432 over 3 years	£ 327 over 3 years	
Totals	£ 4,500	£ 2,844	

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



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	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 243	
2 Internal or external wall insulation	£4,000 - £14,000	£ 786	
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 249	

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.