



10 Field Street, Bangor, Gwynedd, LL57 2HB, £107,000

HAF
JONES &
PEGLER

A well presented mid terraced house situated in the sought after Upper Bangor area of the city. The property briefly comprises entrance hall, lounge, kitchen, 2 first floor bedrooms, shower room, attic room with pull down ladder, small yard to the rear. The property also benefits from gas central heating and PVCu double glazing.

DIRECTIONS

From the railway station proceed out of Bangor on Holyhead road and after Morrisons proceed straight over at the roundabout and follow the road round to the left passing the pizza shop and Patricks Bar and turn left into Victoria Street, proceed to the top on to Hill street and first right after the car park into Field Street, the property will then be seen on the left hand side.

ACCOMMODATION

ENTRANCE HALL

Stairs, door to:

LOUNGE 3.68m (12'1") x 3.05m (10')

PVCu double glazed window to front, double radiator.

KITCHEN 4.06m (13'4") x 2.13m (7')

Fitted with a matching range of base units with worktop space over, stainless steel sink with mixer tap, space for fridge/freezer, dishwasher and automatic washing machine, built-in electric oven, built-in gas hob with extractor hood over, PVCu double glazed window to rear, tiled flooring, PVCu double glazed back door.

LANDING

Stairs, door to:

BEDROOM 1 2.88m (9'5") x 2.36m (7'9")

PVCu double glazed window to front, double radiator.

BEDROOM 2 2.38m (7'10") x 2.27m (7'5")

PVCu double glazed window to rear, double radiator.

SHOWER ROOM

Shower, wash hand basin and WC.

LOFT ROOM

With pull down ladder, Velux window to rear, double radiator.

OUTSIDE

To the rear of the property is a enclosed yard.







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. Made with Metropix ©2018

Energy Performance Certificate



10, Field Street, BANGOR, LL57 2HB

Dwelling type: Mid-terrace house
Date of assessment: 02 July 2015
Date of certificate: 02 July 2015

Reference number: 0130-2872-7939-9205-3781
Type of assessment: RdSAP, existing dwelling
Total floor area: 48 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

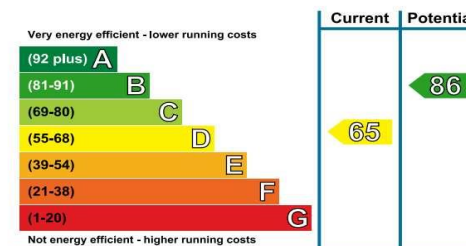
Estimated energy costs of dwelling for 3 years:	£ 1,776
Over 3 years you could save	£ 342

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 114 over 3 years	£ 114 over 3 years	<div style="background-color: green; color: white; padding: 10px; text-align: center;"> You could save £ 342 over 3 years </div>
Heating	£ 1,377 over 3 years	£ 1,197 over 3 years	
Hot Water	£ 285 over 3 years	£ 123 over 3 years	
Totals	£ 1,776	£ 1,434	

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
1 Heating controls (room thermostat)	£350 - £450	£ 78
2 Replace boiler with new condensing boiler	£2,200 - £3,000	£ 135
3 Flue gas heat recovery device in conjunction with boiler	£400 - £900	£ 60

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.