



48 Hyfrydle Road, Talysarn, Gwynedd, LL54 6HF, £95,000

HAF  
JONES &  
PEGLER



A well presented 3 bedroom terrace with stunning undisturbed views from the front and rear gardens, over the valley and mountain range. Situated close to local amenities in the nearby village of Penygroes, which include primary and secondary schools. The property briefly comprises entrance porch, lounge, kitchen/diner, utility room, 3 first floor bedrooms and a bathroom, to the rear of the property is a fenced terraced garden. The property also benefits from gas central heating and upvc double glazing.

#### DIRECTIONS

Proceed into the village of Talysarn from the Penygroes direction and take the first left turn as you enter the village then an immediate right on to Hyfrydle Road, the property will be seen on the left hand side, approximately half way down.

#### ACCOMMODATION

##### ENCLOSED PORCH

Two PVCu double glazed windows to side, tiled flooring, door to:

##### LOUNGE 4.57m (15') x 3.76m (12'4")

PVCu double glazed window to front, inglenook fireplace, solid oak flooring, door to:

##### KITCHEN/DINER 3.60m (11'10") x 3.43m (11'3")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, space for fridge/freezer, built-in electric oven, built-in four ring electric hob with extractor hood over, PVCu double glazed window to rear, double radiator, laminate flooring, ceiling spotlights, door to:

##### UTILITY ROOM 1.91m (6'3") x 1.75m (5'9")

Fitted with base units with worktop space over, space for automatic washing machine and tumble drier, PVCu double glazed window to rear, laminate flooring, ceiling spotlights, PVCu double glazed back door.

##### LANDING

Door to:

##### BEDROOM 1 3.81m (12'6") x 2.79m (9'2")

Two PVCu double glazed windows to front, radiator.

##### BEDROOM 2 3.50m (11'6") max x 2.48m (8'2")

PVCu double glazed window to rear, radiator.

##### BEDROOM 3 2.79m (9'2") x 1.94m (6'4")

PVCu double glazed window to rear, radiator.

##### BATHROOM

Fitted with three piece suite comprising corner bath with shower over, wash hand basin and W.C, tiled splashbacks, radiator, tiled flooring.

##### OUTSIDE

To the front of the property is a gravelled garden with seating area, to the rear is a fenced terraced garden with lawned and patio areas and a timber garden shed.

##### LOCATION

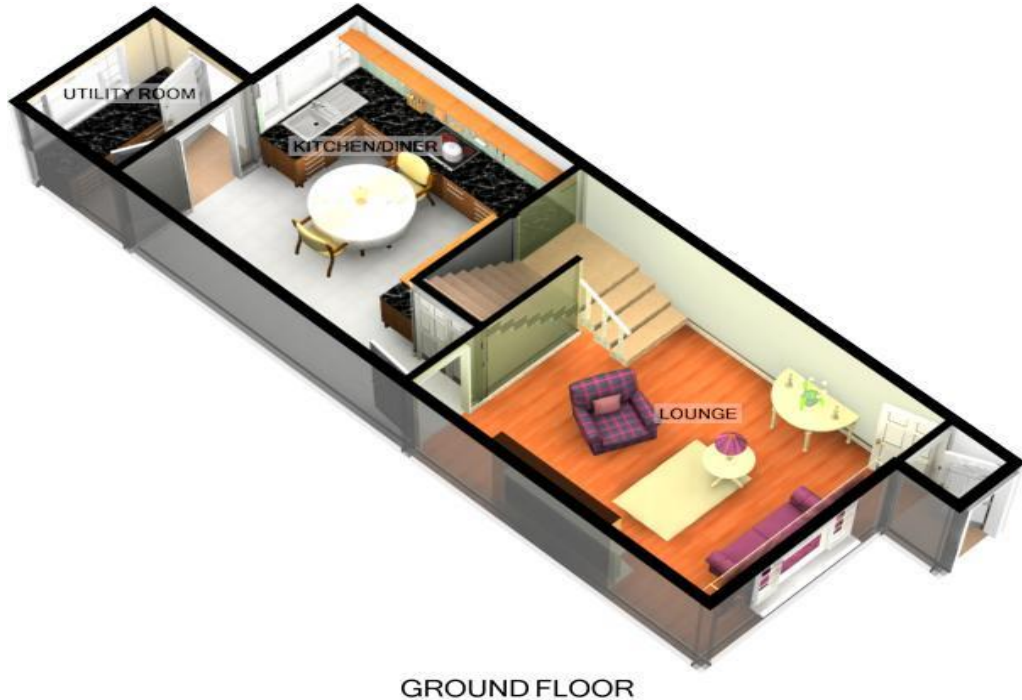
Talysarn is a rural village situated mid-way between the larger village of Penygroes and the beautiful Nantlle valley. The location allows for some spectacular scenery being close to the Snowdonia National park - on a fine day the views are far-reaching and very pleasant! The area has a quarrying past with a rich history and heritage. The village has a post office, primary school and regular bus service. Just a short distance away is the larger village of Penygroes which has a large and varied selection of shops and services, schools (primary and secondary) and leisure facilities. Talysarn also boast a vineyard - the southerly aspect taking full advantage of any available sunshine. Access to Caernarfon, the main shopping town is made easy with the excellent road networks and is only some 8 miles distant. So here is a location close to both the picturesque mountains yet only a short distance away from the fabulous coastline offering something for everyone.











GROUND FLOOR

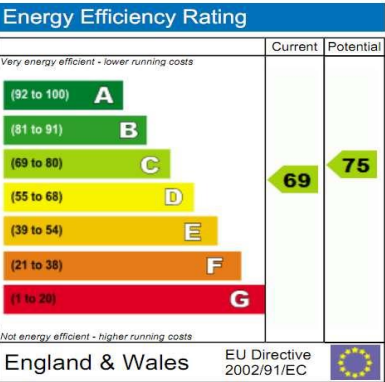
# Energy Performance Certificate



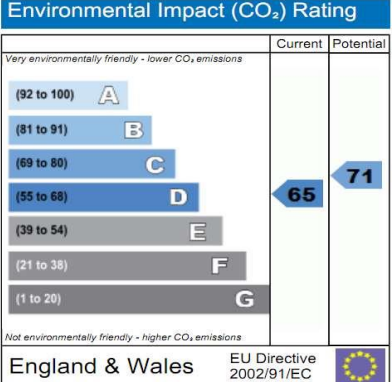
48, Hyfrydle Road  
Talsarn  
CAERNARFON  
LL54 6HF

Dwelling type: Mid-terrace house  
Date of assessment: 12 December 2007  
Date of certificate: 12 December 2007  
Reference number: 9543-2832-6125-0993-8151  
Total floor area: 74 m²

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 will be.



The environmental impact rating is a measure of a 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	252 kWh/m² per year	208 kWh/m² per year
Carbon dioxide emissions	3.1 tonnes per year	2.6 tonnes per year
Lighting	£59 per year	£30 per year
Heating	£331 per year	£291 per year
Hot water	£77 per year	£69 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase 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.

For advice on how to take action and to find out about offers available to help make your home more energy efficient call 0800 512 012 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)