

# haf jones & pegler

gwerthwyr tai • estate agents



42 Station Road  
Talysarn, LL54 6HL

£69,995



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## Property Description

An end of terrace house situated on Station Road in the village of Talysarn, the property requires finishing off works to the ground floor to include kitchen, plastering and flooring. The property briefly comprises hall, cloakroom, lounge, dining room, kitchen, 2 first floor bedrooms and a bathroom, small yard to the side and rear, also having views over the countryside to the mountains. The property also benefits from gas central heating and PVCu 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 a immediate right on to Hyfrydle Road, pass the pub half way down, the property will be seen on the left hand side, approximately half way down station road.

## Accommodation

### Entrance Hall

Double radiator, stairs, door to:

### Lounge 3.35m (11') x 2.54m (8'4")

PVCu double glazed window to front, double radiator, open plan to:

### Dining Room 13' 0" x 9' 4" (3.96m x 2.84m)

Cast-iron wood burner, door to:

### Cloakroom

PVCu double glazed window to rear, fitted with two piece suite comprising wash hand basin and saniflo w.c.

### Kitchen 9' 4" x 6' 3" (2.84m x 1.90m)

Space for fridge, freezer, automatic washing machine and cooker with working surfaces above, stainless steel sink, PVCu double glazed window to rear, PVCu double glazed back door.

## Landing

Door to:

### Bedroom 1 3.96m (13') x 2.62m (8'7")

Having two PVCu double glazed windows to the front, double radiator.

### Bedroom 2 2.92m (9'7") x 2.79m (9'2")

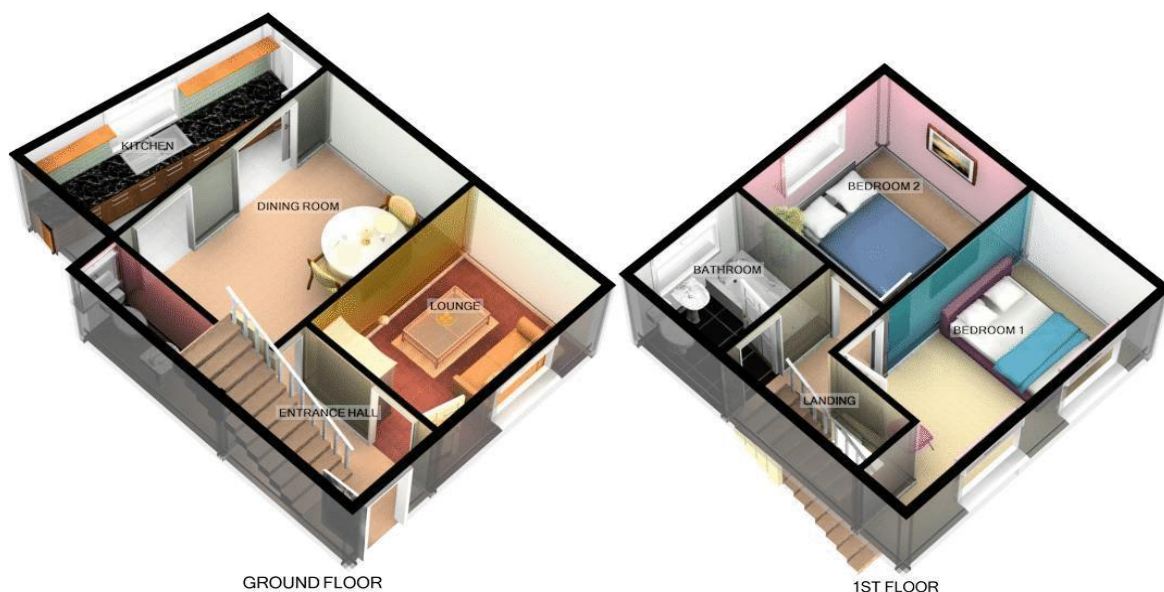
PVCu double glazed window to rear, radiator.

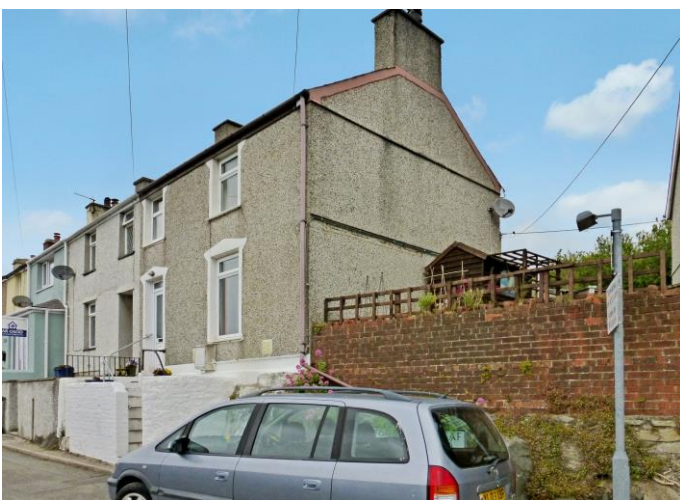
## Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and w.c., PVCu double glazed window to rear, radiator.

## Outside

Steps lead up to the front of the property, further staircase to the side leading to yard to the side and rear.





#### MISREPRESENTATION ACT 1967

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# Energy Performance Certificate

42, Station Road, Talysarn, CAERNARFON, LL54 6HL

**Dwelling type:** End-terrace house  
**Date of assessment:** 12 August 2014  
**Date of certificate:** 12 August 2014

**Reference number:** 8974-7628-2900-3602-9992  
**Type of assessment:** RdSAP, existing dwelling  
**Total floor area:** 62 m<sup>2</sup>

## 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

<b>Estimated energy costs of dwelling for 3 years:</b>	<b>£ 2,034</b>
<b>Over 3 years you could save</b>	<b>£ 861</b>

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 120 over 3 years	£ 120 over 3 years	
Heating	£ 1,608 over 3 years	£ 864 over 3 years	
Hot Water	£ 306 over 3 years	£ 189 over 3 years	
<b>Totals</b>	<b>£ 2,034</b>	<b>£ 1,173</b>	

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					
<p>Very energy efficient - lower running costs</p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p>Not energy efficient - higher running costs</p>	<table> <tr> <th>Current</th><th>Potential</th></tr> <tr> <td>65</td><td>93</td></tr> </table>	Current	Potential	65	93
Current	Potential				
65	93				

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 Flat roof insulation	£850 - £1,500	£ 75	
2 Internal or external wall insulation	£4,000 - £14,000	£ 459	
3 Floor Insulation	£800 - £1,200	£ 90	

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](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.