



1 Penrhyn Terrace, Bethesda, Gwynedd, LL57 3NB, £80,000

HAF
JONES &
PEGLER

A substantial 4 storey end of terrace property, which has been split into four, 1 bedroom self contained flats, each flat comprises of an entrance hall, lounge, kitchen, bedroom and bathroom, all flats have the benefit of PVCu double glazing and 2 have gas central heating and 2 have modern electric radiators, to the rear is a small enclosed yard an off road parking area beyond. All flats are vacant with no tenants.

DIRECTIONS

Proceed into Bethesda on the A5 passing Anchor Motors and Elfed Terrace on the left, after the Red Chapel, Penrhyn Terrace will then be seen on the right hand side.

ACCOMMODATION

COMMUNUAL ENTRANCE HALL

Quarry tiled flooring, stairs, door to:

FLAT 1

ENTRANCE HALL

Door to:

STORAGE CUPBOARD 3.70m (12'2") x 0.89m (2'11")

LOUNGE 4.57m (15') x 3.79m (12'5")

PVCu double glazed window to front, double radiator.

KITCHEN 4.06m (13'4") x 2.62m (8'7")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink, space for fridge/freezer, automatic washing machine and cooker, PVCu double glazed window to side, radiator, door to:

BEDROOM 4.17m (13'8") x 3.89m (12'9")

PVCu double glazed window to rear, double radiator.

REAR LOBBY

Door to garden, door to:

BATHROOM

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

COMMUNUAL FIRST FLOOR LANDING

PVCu double glazed window to rear, stairs, door to:

FLAT 2

ENTRANCE HALL

Door to:

LOUNGE 4.22m (13'10") x 4.21m (13'10") max

PVCu double glazed window to front, electric radiator.

KITCHEN 2.95m (9'8") x 1.52m (5')

Space for automatic washing machine and cooker, PVCu double glazed window to front.





BEDROOM 3.96m (13') max x 2.82m (9'3")

PVCu double glazed window to rear, electric radiator, airing cupboard.

BATHROOM

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

COMMUNAL FIRST FLOOR LANDING

PVCu double glazed window to rear, stairs, door to:

FLAT 3

ENTRANCE HALL

Door to:

LOUNGE 4.31m (14'2") x 3.35m (11')

PVCu double glazed window to front, single radiator electric.

KITCHEN 3.10m (10'2") x 2.49m (8'2")

Fitted with a matching with worktop space over base units, space for fridge/freezer, automatic washing machine and cooker, PVCu double glazed window to front.

BEDROOM 4.06m (13'4") max x 2.92m (9'7")

PVCu double glazed window to rear, single radiator electric, airing cupboard.

BATHROOM

Fitted with three piece suite comprising bath with shower over, wash hand basin and W.C, single radiator electric.

COMMUNAL FIRST FLOOR LANDING

Velux window to front, door to:

FLAT 4

LOUNGE 4.17m (13'8") x 4.15m (13'7")

Velux window, double radiator, exposed beams, door to:

KITCHEN 4.29m (14'1") x 1.62m (5'4")

With worktop space over base units, space for fridge/freezer, automatic washing machine and cooker, velux window.

BEDROOM 4.11m (13'6") max x 3.38m (11'1")

Velux window, double radiator.

SHOWER ROOM

Shower, wash hand basin and WC, radiator, tiled flooring.

OUTSIDE

To the rear is a small enclosed yard an off road parking area beyond.

Energy Performance Certificate



Flat 1, 1 Penrhyn Terrace, Bethesda, BANGOR, LL57 3NB

Dwelling type: Ground-floor flat
 Date of assessment: 03 October 2017
 Date of certificate: 04 October 2017
 Reference number: 0778-0972-7250-5643-3944
 Type of assessment: RdSAP, existing dwelling
 Total floor area: 63 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

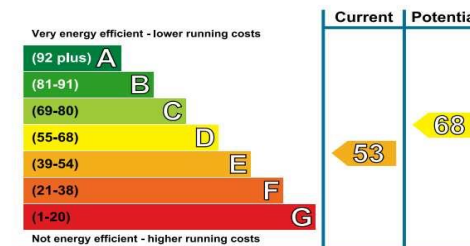
Estimated energy costs of dwelling for 3 years:	£ 2,781
Over 3 years you could save	£ 936

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	<div> You could save £ 936 over 3 years </div>
Heating	£ 2,334 over 3 years	£ 1,395 over 3 years	
Hot Water	£ 288 over 3 years	£ 291 over 3 years	
Totals	£ 2,781	£ 1,845	

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 Internal or external wall insulation	£4,000 - £14,000	£ 744	✓
2 Floor insulation (suspended floor)	£800 - £1,200	£ 117	✓
3 Heating controls (room thermostat)	£350 - £450	£ 78	✓

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.



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