



12 Cremlyn, Bethel, Gwynedd, LL55 1AJ, £190,000

HAF
JONES &
PEGLER

12 Cremlyn

Bethel, Gwynedd

LL55 1AJ

An end of terrace house standing on a large corner plot situated in the sought after village of Bethel.

The property briefly comprises entrance hall, lounge, kitchen/breakfast room, utility porch, conservatory, 3 first floor bedrooms and a bathroom, patio style gardens, large off road parking area with two gates.

The property also benefits from gas central heating and PVCu double glazing.

Directions

Proceed into the village of Bethel from the Caernarfon direction take the turning on the left into Cremlyn before reaching the primary school, the property will then be seen on the left hand side.





ACCOMMODATION

ENTRANCE HALL

LOUNGE 13' 6" x 11' 11" (4.11m x 3.63m)

KITCHEN/BREAKFAST 15' 3" x 9' 10" (4.64m x 2.99m)

UTILITY PORCH 6' 0" x 5' 5" (1.83m x 1.65m)

CONSERVATORY 11' 3" x 8' 9" (3.43m x 2.66m)

BEDROOM 1 10' 3" x 10' 2" (3.12m x 3.10m)

BEDROOM 2 11' 10" x 7' 10" (3.60m x 2.39m)

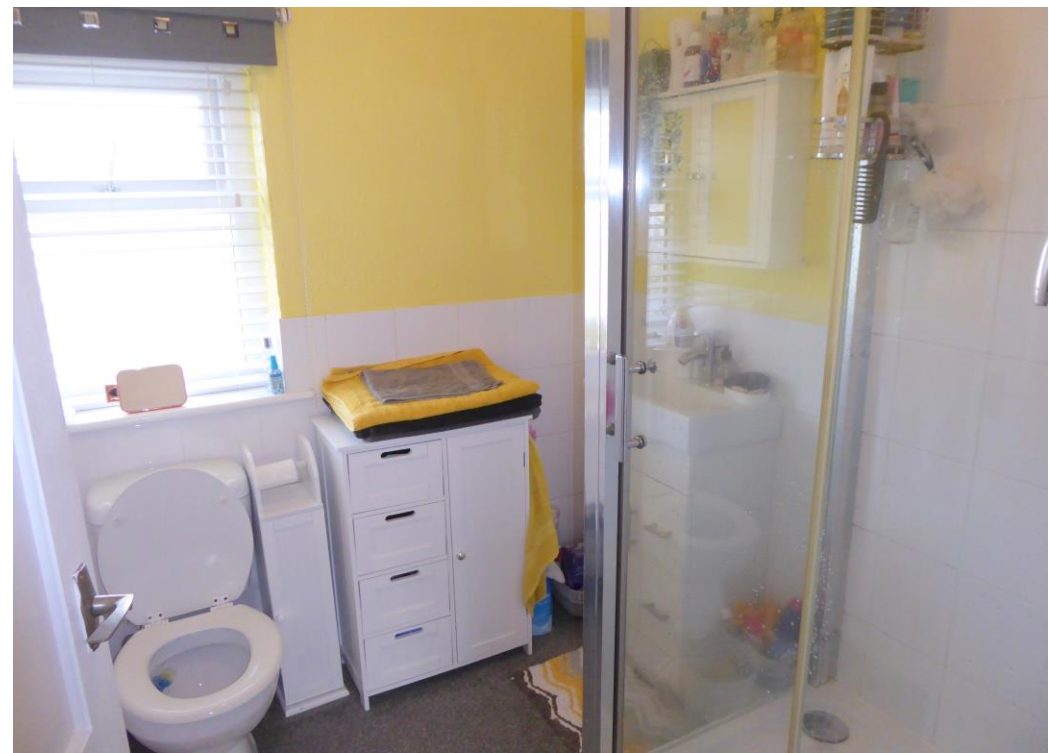
BEDROOM 3 8' 9" x 8' 8" (2.66m x 2.64m)

SHOWER ROOM

OUTSIDE

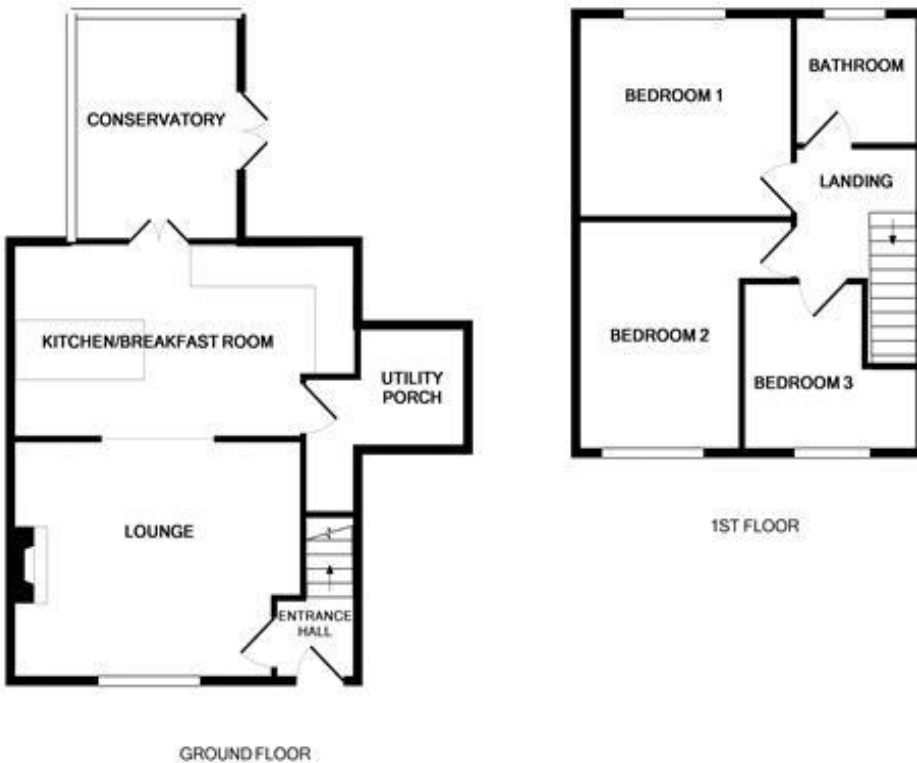








Energy performance certificate (EPC)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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12, Cremlyn Bethel CAERNARFON LL55 1AJ	Energy rating D	Valid until: 30 April 2030 Certificate number: 2258-6014-7262-5120-9260
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Property type
End-terrace house

Total floor area
74 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy efficiency rating for this property

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy performance.](#)

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