



20 Snowdon Street, Llanberis, Gwynedd, LL55 4HE, £145,000

HAF
JONES &
PEGLER

A mid terraced house situated in the sought after village of Llanberis with views to the mountains. The property briefly comprises porch, lounge/diner with inglenook fireplace and wood burner, kitchen, 2 first floor bedrooms and a bathroom, lawned and patio gardens to the rear, the property also benefits from off road parking directly opposite the property. The property also benefits from gas central heating and PVCu double glazing.

DIRECTIONS

Proceed into Llanberis and along the High Street passing Pete's Eats on your left and the Bistro on your right and take the next turning on your right into Snowdon street, proceed up the hill and the property will be seen on your right hand side.

ACCOMMODATION

PORCH

Door to:

LOUNGE/DINER 19' 1" x 13' 0" (5.81m x 3.96m)

PVCu double glazed window to the front, double radiator, multi fuel stove, small store cupboard.

KITCHEN 13' 0" x 8' 10" (3.96m x 2.69m)

Fitted with base and eye level units with working surfaces above, stainless steel sink with mixer tap, space for washing machine, tumble dryer and fridge/freezer.

FIRST FLOOR LANDING

Door to:

BEDROOM 1 13' 0" x 12' 0" (3.96m x 3.65m)

PVCu double glazed window to the front, radiator.

BEDROOM 2 13' 0" x 9' 1" (3.96m x 2.77m)

PVCu double glazed window, radiator.

BATHROOM

Fitted with 3 piece suite comprising bath with shower above, wash hand basin and w.c. Velux window, radiator.

OUTSIDE

To the front and across the road is an off road parking area, to the rear of the property is a lawned and patio garden with views to the mountains.







GROUND FLOOR

1ST FLOOR

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



20, Snowdon Street, Llanberis, CAERNARFON, LL55 4HE

Dwelling type: Mid-terrace house
Date of assessment: 24 January 2019
Date of certificate: 24 January 2019
Reference number: 8406-7446-1229-1627-8913
Type of assessment: RdSAP, existing dwelling
Total floor area: 62 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

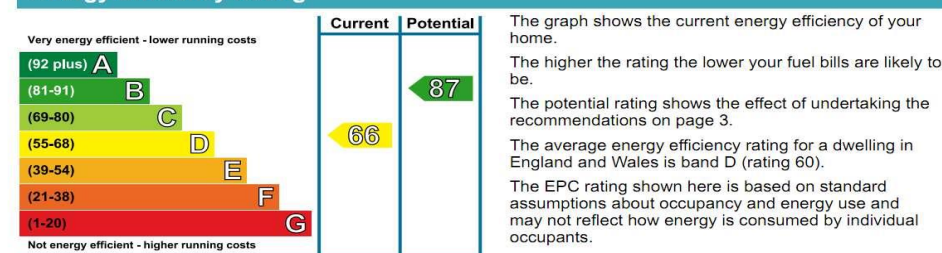
Estimated energy costs of dwelling for 3 years:	£ 2,076
Over 3 years you could save	£ 558

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 285 over 3 years	£ 141 over 3 years	<div style="background-color: green; color: white; padding: 10px; text-align: center;"> You could save £ 558 over 3 years </div>
Heating	£ 1,494 over 3 years	£ 1,203 over 3 years	
Hot Water	£ 297 over 3 years	£ 174 over 3 years	
Totals	£ 2,076	£ 1,518	

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



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£ 69
2 Internal or external wall insulation	£4,000 - £14,000	£ 75
3 Low energy lighting for all fixed outlets	£55	£ 123

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.