

haf jones & pegler

gwerthwyr tai • estate agents



95 Carneddi Road
Bethesda, LL57 3SG

£99,950



www.hafjonesandpegler.co.uk

317 High Street ■ Bangor ■ Gwynedd ■ LL57 1YA ■ 01248 364 422
sales@hafjonesandpegler.co.uk

Property Description

An end of terrace house situated on Carneddi Road with stunning mountain views from the front elevation. The property briefly comprises porch, entrance hall, lounge, sitting/dining room, kitchen, 2 first floor bedrooms and a bathroom, lawned & patio gardens, situated a short distance away is a single garage. The property also benefits from gas central heating and PVCu double glazing.

Directions

From the Bangor direction proceed through the High Street and turn left into Pen Y Bryn just before the Spar shop, straight over at the roundabout and follow the road round to the left turning right at the top of the hill into Carneddi Road, pass Maes Yr Athro development and the turning up for Cilfodan, the house will then be seen on the left hand side.

Accommodation

Enclosed Porch

PVCu double glazed construction, door to:

Entrance Hall

Radiator, stairs, door to:

Lounge 3.38m (11'1") x 3.38m (11'1")

PVCu double glazed window to front, radiator.

Sitting Room 5.18m (17') x 3.12m (10'3")

PVCu double glazed window to rear, gas fire, double radiator, door to:

Kitchen 2.79m (9'2") x 2.32m (7'7")

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, dishwasher, automatic washing machine and cooker, PVCu double glazed window to side, tiled flooring, PVCu double glazed back door.

Landing

PVCu double glazed window to front, door to:

Bedroom 1 3.73m (12'3") x 3.28m (10'9")

PVCu double glazed window to front, double radiator.

Bedroom 2 3.05m (10') x 2.54m (8'4")

PVCu double glazed window to rear, radiator.

Bathroom

Fitted with three piece suite comprising bath with shower over, wash hand basin and W.C, tiled splashbacks, PVCu double glazed window to rear, radiator.

Outside

Small garden to the front, pedestrian access to the side, lawned and patio area to the rear, situated a short distance away is a single garage.





MISREPRESENTATION ACT 1967

These particulars are issued by Haf Jones & Pegler on the understanding that: (1) the particulars are set out as a general guidance for intending purchasers or lessees and do not constitute, or constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no person in the employment of Haf Jones & Pegler has any authority to make or give any warranty whatever in this property; (4) neither Haf Jones & Pegler nor the vendors of the property shall be responsible for any expense that may be incurred in visiting the property should it prove to be unsuitable or to have been let, sold or withdrawn. Applicants are advised to make an appointment through us before viewing.

Energy Performance Certificate

95, Carneddi Road, Carneddi, Bethesda, BANGOR, LL57 3SG

Dwelling type: end-terrace house

Date of assessment: 23 April 2018

Date of certificate: 23 April 2018

Reference number: 0457-2877-7245-9628-8081

Type of assessment: RdSAP, existing dwelling

Total floor area: 73 m²

Use this document to:

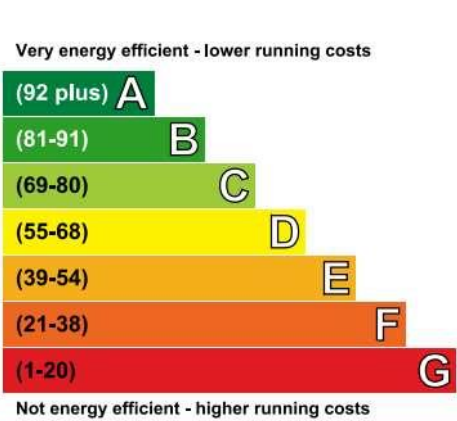
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,527
Over 3 years you could save	£ 2,538

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 294 over 3 years	£ 156 over 3 years	
Heating	£ 3,681 over 3 years	£ 1,626 over 3 years	
Hot Water	£ 552 over 3 years	£ 207 over 3 years	
Totals	£ 4,527	£ 1,989	

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



	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D		
(39-54) E		
(21-38) F	32	
(1-20) G		
Not energy efficient - higher running costs		

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 1,182
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 129
3 Low energy lighting for all fixed outlets	£35	£ 114

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.