

# haf jones & pegler

gwerthwyr tai • estate agents



4 Hill Street  
Bethesda, LL57 3TD

£130,000



[www.hafjonesandpegler.co.uk](http://www.hafjonesandpegler.co.uk)

317 High Street ■ Bangor ■ Gwynedd ■ LL57 1YA ■ 01248 364 422  
[sales@hafjonesandpegler.co.uk](mailto:sales@hafjonesandpegler.co.uk)



## Property Description

A well presented semi detached cottage standing in an elevated position with views to the mountains. The property briefly comprises entrance porch, lounge/diner, kitchen, 2 double first floor bedrooms and a spacious 4 piece bathroom, off road parking, workshop and office, lawned garden. The cottage retains many character features including an inglenook fireplace with wood burning stove and a feature exposed stone wall to the second bedroom. The property also benefits from gas central heating and upvc double glazing.

## Directions

Proceed through Bethesda from the Bangor direction and just before the Spar shop turn left, at the roundabout take the right turn for Gerlan, on reaching the first lot of houses turn next left into Short Street and next right into Hill Street, the property will then be seen on the left hand side half way down.

## Accommodation

### Entrance Hall

Stairs, door to:

### Lounge/Diner 17' 4" x 14' 8" (5.28m x 4.47m)

PVCu double glazed window to front and side, inglenook fireplace with cast-iron wood burner, two radiators, sanded floorboards, under stair storage, door to:

### Kitchen 5.49m (18') max x 2.59m (8'6")

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl stainless steel sink, integrated dishwasher, space for fridge/freezer and automatic washing machine, gas oven, built-in four ring gas hob, PVCu double glazed window to side, PVCu double glazed window to front, double radiator, tiled flooring.

## Landing

Fitted airing cupboard, further store cupboard, door to:

### Bedroom 1 3.76m (12'4") x 3.00m (9'10")

Two PVCu double glazed windows to front, double radiator.

### Bedroom 2 2.97m (9'9") x 2.91m (9'6")

PVCu double glazed window to side, exposed feature stone wall.

## Bathroom

Fitted with four piece suite comprising bath, wash hand basin, double shower cubicle and W.C, two PVCu double glazed windows to side, two double radiators, exposed floorboards.

## Outside

To the front of the property and side of the property is a slate path with planted borders, to the rear of the property is a lawned garden and off road parking, garage with a section used as an office.







#### 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.



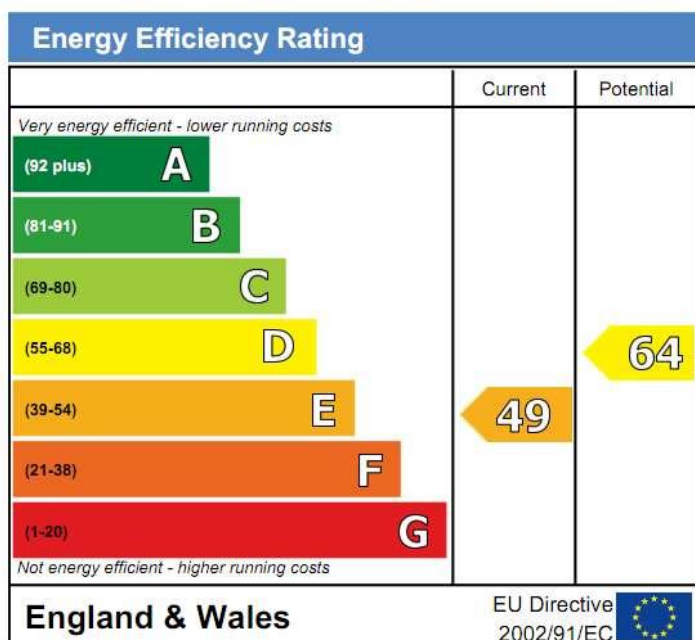
# Energy Performance Certificate



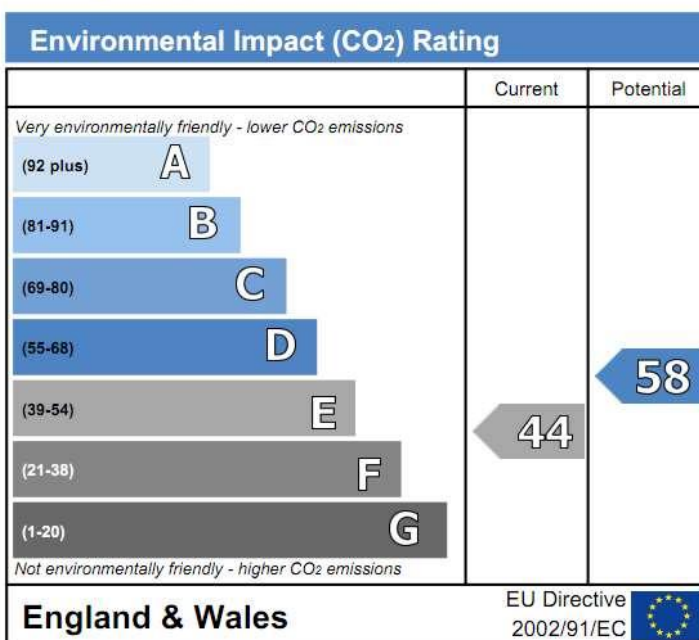
4, Hill Street,  
Gerlan, Bethesda,  
BANGOR,  
LL57 3TD

Dwelling type: Semi-detached house  
Date of assessment: 10 March 2010  
Date of certificate: 10 March 2010  
Reference number: 9008-7092-6207-7730-6920  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 88 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.



The environmental impact rating is a measure of this home's impact on the environment in terms of Carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

## Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	400 kWh/m <sup>2</sup> per year	280 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	5.9 tonnes per year	4.1 tonnes per year
Lighting	£62 per year	£45 per year
Heating	£844 per year	£635 per year
Hot water	£181 per year	£118 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.