

haf jones & pegler

gwerthwyr tai • estate agents



5 Market Street
Caernarfon, LL55 1RT

£207,500



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Property Description

A most spacious grade II listed, 5 storey terrace house situated within the castle walls of the historic Castle Town of Caernarfon.

The property was completely renovated in 2012 and briefly comprises entrance hall, spacious lounge/diner, kitchen/diner, utility/w.c., study, 2 first floor bedrooms, master having an en-suite shower room, 2 second floor bedrooms and a bathroom, third floor bedroom with an en-suite shower room, 2 basement store room, to the rear of the property is an off road parking area for 2 cars.

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

Directions

Proceed into Caernarfon from the Bangor direction and at the main roundabout outside Morrisons turn right and then next left at the roundabout, pass the Galeri on your right, and at the crossroads turn right then first left into Market Street, the property will then be seen on the right hand side. (If you are travelling by car at the crossroads turn right, then second left into Church street, then left then left again into Market street, the property will then be seen on the left hand side. car parking is situated at the rear.

Accommodation

Entrance Hall

Double radiator, ceiling spotlights, stairs, door to:

Lounge/Diner 27' 0" x 13' 6" (8.22m x 4.11m) max

Two sash windows to front, two double radiators, laminate flooring, ceiling spotlights, open plan to:

Inner Hall

Roof light, laminate flooring, door to:

Utility Room 2.01m (6'7") x 1.27m (4'2")

Space for automatic washing machine and tumble drier, wash hand basin and w.c. roof light.

Study 3.91m (12'10") x 2.69m (8'10")

PVCu double glazed window to rear, double radiator, PVCu double glazed window, roof lights.

Kitchen/Breakfast Room 8.05m (26'5") x 3.48m (11'5") max
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with mixer tap, integrated dishwasher, space for fridge/freezer, built-in electric oven, built-in four ring ceramic hob with extractor hood over, PVCu double glazed window to rear, ceiling spotlights, 4 roof lights, back door.

Basement Room 1 11' 8" x 10' 2" (3.55m x 3.10m)

Basement Room 2 10' 3" x 5' 5" (3.12m x 1.65m)

Landing

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

Bedroom 1 4.27m (14') x 3.05m (10')

Sash window to front, double radiator, ceiling spotlights, door to:

Shower Room 14' 6" x 6' 2" (4.42m x 1.88m)

Shower, wash hand basin and WC, sash window to front, double radiator.

Bedroom 2 3.81m (12'6") x 3.23m (10'7")

PVCu double glazed window to rear, double radiator.

Landing

Stairs, door to:

Bedroom 3 14' 7" x 10' 0" (4.44m x 3.05m)

Sash window to front, fitted wardrobes, double radiator.

Bedroom 4 3.84m (12'7") max x 3.00m (9'10")

Sash window to front, fitted wardrobes, double radiator.

Bathroom 11' 0" x 9' 0" (3.35m x 2.74m)

Fitted with three piece suite comprising bath, wash hand basin and WC, PVCu double glazed window to rear, double radiator.

Landing

Door to:

Bedroom 5 15' 0" x 9' 5" (4.57m x 2.87m)

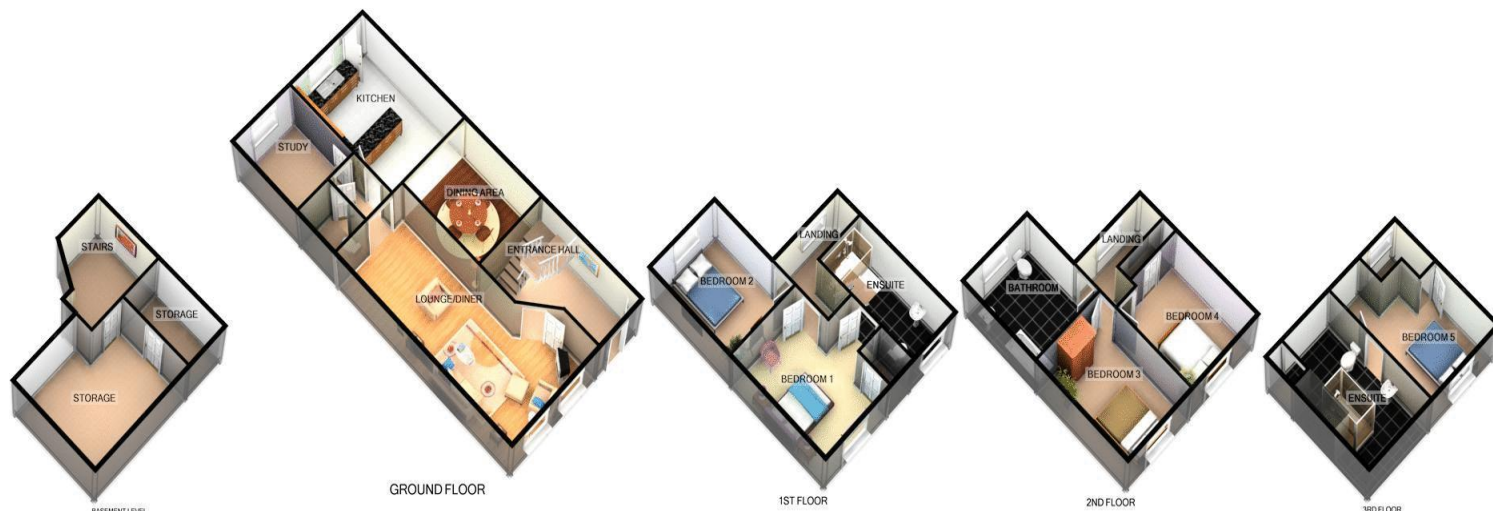
Velux window to front, radiator, ceiling spotlights, door to:

En-suite Shower Room 15' 0" x 9' 0" (4.57m x 2.74m) max

Shower, wash hand basin and WC, heated towel rail.

Outside

To the rear of the property is an off road parking area for 2 cars.





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



5 Market Street, CAERNARFON, LL55 1RT

Dwelling type: Mid-terrace house
Date of assessment: 12 April 2012
Date of certificate: 12 April 2012

Reference number: 9428-2007-6224-9272-3960
Type of assessment: RdSAP, existing dwelling
Total floor area: 195 m²

Use this document to:

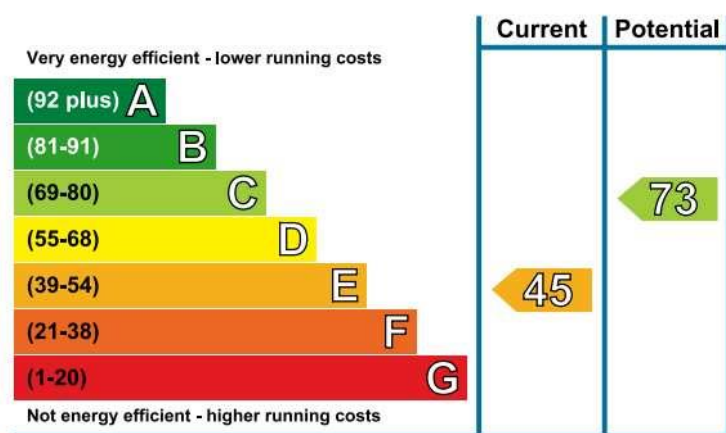
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,243
Over 3 years you could save	£ 2,589

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 357 over 3 years	£ 225 over 3 years	
Heating	£ 5,403 over 3 years	£ 3,078 over 3 years	
Hot Water	£ 483 over 3 years	£ 351 over 3 years	
Totals	£ 6,243	£ 3,654	

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
1 Internal or external wall insulation	£4,000 - £14,000	£ 678
2 Low energy lighting for all fixed outlets	£85	£ 108
3 Heating controls (thermostatic radiator valves)	£350 - £450	£ 135

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.