

haf jones & pegler

gwerthwyr tai • estate agents



Porthor, Allt Goch
Cwm-Y-Glo, LL55 4DW

£150,000



www.hafjonesandpegler.co.uk

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

Property Description

A well presented semi detached cottage with stunning views to the mountains. The property briefly comprises lounge with French doors to garden, dining room, kitchen, 2 first floor bedrooms and a bathroom, pull down ladder to attic store room with velux roof light, patio style garden to the front, off road parking space to the rear. The property also benefit from timber double glazing and LPG gas central heating.

Directions

From the Llanberis direction proceed towards Cwm Y Glo and turn first left into the village, pass the playing fields and take the first left up the hill on reaching the top turn right, the property will then be seen as the third house on the right.

Accommodation

Lounge 3.91m (12'10") x 3.48m (11'5")

Cast-iron multi fuel burner, radiator, coving to ceiling, double glazed French doors to garden, double glazed window, door to:

Dining Room 3.91m (12'10") max x 2.72m (8'11")

Full height double glazed window to rear, radiator, under stairs store cupboard, open plan to:

Kitchen 4.98m (16'4") x 1.60m (5'3")

Fitted with a matching range of base and eye level units with worktop space over, 1½ bowl sink with mixer tap, space for fridge/freezer, automatic washing machine and cooker, double glazed window to side, tiled flooring, back door.

Landing

Stairs, access hatch to loft with pull down ladder, door to:

Bedroom 1 3.99m (13'1") x 3.09m (10'2")

Full height window to front, radiator.

Bedroom 2 3.18m (10'5") x 2.44m (8')

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, double glazed window to side.

Loft Room 12' 3" x 12' 5" (3.73m x 3.78m)

Velux window to front, eaves storage cupboards.

Outside

To the front of the property is a patio garden with views over the countryside and beyond to the mountains, pedestrian access to the side, off road parking to the rear.





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

Porthor, Allt Goch, Cwm-y-Glo, CAERNARFON, LL55 4DW

Dwelling type: Semi-detached house
Date of assessment: 26 June 2018
Date of certificate: 26 June 2018

Reference number: 8478-7026-1980-1266-7922
Type of assessment: RdSAP, existing dwelling
Total floor area: 66 m²

Use this document to:

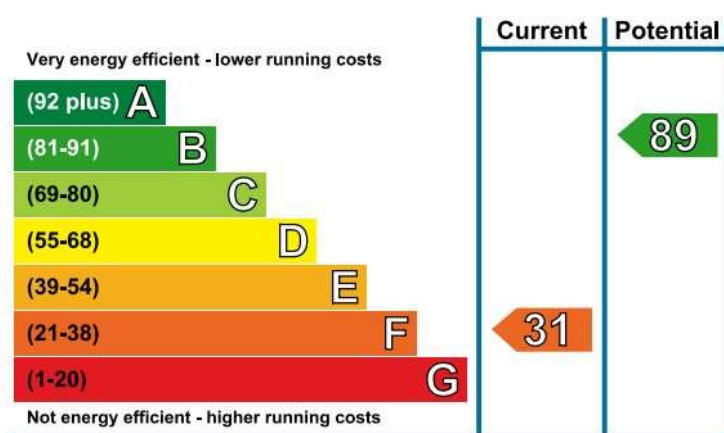
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,732
Over 3 years you could save	£ 1,047

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 159 over 3 years	£ 159 over 3 years	
Heating	£ 3,135 over 3 years	£ 2,247 over 3 years	
Hot Water	£ 438 over 3 years	£ 279 over 3 years	
Totals	£ 3,732	£ 2,685	

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	£ 747
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 138
3 Solar water heating	£4,000 - £6,000	£ 159

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.