



GROUND FLOOR
APPROX. FLOOR
AREA 594 SQ. FT.
(55.2 SQ. M.)

1ST FLOOR
APPROX. FLOOR
AREA 334 SQ. FT.
(31.0 SQ. M.)

TOTAL APPROX. FLOOR AREA 928 SQ. FT. (86.2 SQ. M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Mapbox ©2019.

Directions
Entering the village from the Bangor direction, after passing the clock tower, continue along for approximately 100 yards and the property will then be found by the bus stop on the left hand side.



Disclaimer
These particulars are intended to give a fair description of the property, but their accuracy cannot be guaranteed, and they do not constitute an offer or contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.



- Ideal 1st Time Buy Or Investment Home
- Close to Local Amenities
- Double Glazing
- Oil Fired Central Heating
- Contemporary Styled Accommodation
- Ground Floor Bedroom
- Spacious Lounge/Diner
- On Excellent Bus Route
- No Onward Chain
- Spacious Modern Bathroom Suite

Description

A Well Presented Mid Terrace House Ideally Located In The Centre Of The Village Being Convenient For All Local Amenities & On A Bus Route To Caernarfon & Bangor. The Property Benefits From Oil Fired Central Heating & Upvc Double Glazing & Briefly Comprises Open Hallway, Lounge /Diner, Breakfast/Kitchen, Utility Room (potential to convert into 2nd Bathroom) , Ground Floor Bedroom 2 ,Landing, Bedroom 1 & Spacious Bathroom. Externally Enclosed Rear Seating Area Off Kitchen. The Nearby Yacht Marina Is Within Walking Distance & Both Ysby Gwynedd & Bangor University A Short Drive. Property Also Benefits From No Onward Chain The Property Was Re Roofed In 2014/2105 & There Is Potential To Extend Into The Attic Into Additional Living Space If Required.



Lounge/Diner 6.82m (22' 5") x 2.56m (8' 5")

Lounge/Diner

Kitchen 4.08m (13' 5") x 2.47m (8' 1")

Utility Room 1.96m (6' 5") x 1.80m (5' 11")

Ground Floor Bedroom 2 3.63m (11' 11") x 2.98m (9' 9")

Bedroom 1 4.22m (13' 10") x 3.43m (11' 3")

Bathroom 3.25m (10' 8") x 2.39m (7' 10")



Council Tax & EPC

Council Tax Band : C 2018/2019 £1,412.47 EPC : E

Energy Performance Certificate HM Government

23, Bangor Street, Y FELINHELI, LL56 4JE

Dwelling type: Mid-terrace house Reference number: 8907-7200-7829-4797-3573
 Date of assessment: 10 May 2013 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 12 May 2013 Total floor area: 84 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:	£ 3,510
Over 3 years you could save	£ 1,869

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 243 over 3 years	£ 144 over 3 years	You could save £ 1,869 over 3 years
Heating	£ 2,211 over 3 years	£ 1,203 over 3 years	
Hot Water	£ 1,056 over 3 years	£ 294 over 3 years	
Totals	£ 3,510	£ 1,641	

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

Very energy efficient - lower running costs

Rating	Current	Potential
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	52	
(39-54) E		
(21-38) F		
(1-20) G		

Net 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	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 492	✓
2 Floor Insulation	£800 - £1,200	£ 219	✓
3 Increase hot water cylinder insulation	£15 - £30	£ 96	✓

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.

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