

Directions

Proceeding through Llanfairpwll in the direction of Holyhead, after passing the entrance to Pringles on your left, continue along for approximately 100 yards and the property will then be found on your right hand Sat Nav LL61 5YA



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.



- Close to Local Amenities
- Suitable For 1st Time Buyer, Downsizer Or Investor
- Double Glazing
- Gas Central Heating
- Modern Kitchen
- Off Road Parking
- Easy Walking To Shops & All Village Amenities
- Railway Connections & A55 Expressway Close To Hand
- Low Maintenance Gardens

Description

Conveniently Placed In The Village Being One Of Three, Is The Modern End Terrace Townhouse Within Very Easy Walking Of Local Shops, Primary School & Other Amenities & A Short Distance From Rail Connections & A55 Expressway. The Property Benefits From Gas Central Heating & Double Glazing & Briefly Comprises Reception Hallway, Kitchen /Breakfast Room, Lounge, First Floor Landing, Three Bedrooms & Family Bathroom. Externally Low Maintenance Gardens To Front With Flagged Patio Area & Timber Fence Boundary With Garden Store Shed. To The Rear Is a Paved/Gravelled Rear Garden .In Addition There Is Ample Parking Space For 2 Vehicles.



Reception Hallway 2.87m (9' 5") x 1.88m (6' 2")

Kitchen 3.37m (11' 1") x 2.96m (9' 9")

Lounge/Diner 5.39m (17' 8") x 4.06m (13' 4")

Front Bedroom 1 3.44m (11' 3") x 3.20m (10' 6")

Rear Bedroom 2 3.62m (11' 11") x 3.20m (10' 6")

Rear Bedroom 3 2.77m (9' 1") x 2.08m (6' 10")

Bathroom 2.09m (6' 10") x 1.86m (6' 1")

Council Tax & EPC

Council Tax Band: C 2018/2019 £1,271.60 EPC: D

Energy Performance Certificate



3, Bryn Salem, Ffordd Caergybi, LLANFAIRPWLLGWYNGYLL, LL61 5YA

Dwelling type: End-terrace house Reference number: 8094-7327-2510-0155-9922
 Date of assessment: 25 March 2014 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 March 2014 Total floor area: 77 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

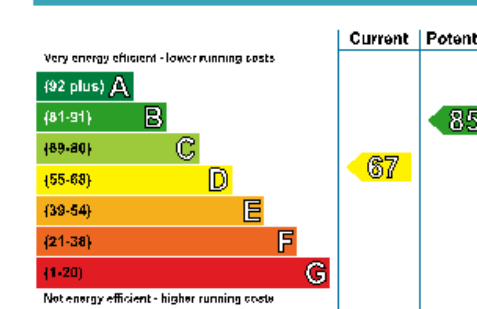
Estimated energy costs of dwelling for 3 years:	£ 2,106
Over 3 years you could save	£ 468

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 249 over 3 years	£ 153 over 3 years	
Heating	£ 1,524 over 3 years	£ 1,284 over 3 years	
Hot Water	£ 333 over 3 years	£ 201 over 3 years	
Totals	£ 2,106	£ 1,638	

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