



**Directions**  
Travelling Along The A55 Expressway In The Direction Of Holyhead Exit The Expressway At Junction 6 Signposted For LLanfenni. At The Roundabout Take The 1st Exit Along The Old A5 & Then Turn Immediately Right. Follow This Road & After A Short Distance You Will Pass Nant Yr Odyn On Your Left Hand Side. Continue Along The Country Lane For A Further 2 Miles And After A Right Hand Bend The Property Can Be Found On Your Right Hand Side. Sat Nav LL62 5PE



**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.

- Wood Burning Stove
- Full of Character, Sought After Area
- Adjacent To Equestrian Property
- Boiler Room/Garden Stores
- Stunning Countryside & Mountain Views
- Several Storage Buildings, Large Garden
- Character Property Extended By Current Owners
- 3 Reception Rooms, Breakfast Kitchen, Balcony
- Oil Fired Central Heating, Solar Panels, Lpg Bottle Gas

Set In The Sought After Paradwys Hamlet Of Bodorgan In Llangristiolus Is This South Facing Extended Character Family Home Originally Built C 1800 & Set Within Approximately 1/4 Acre Of Gardens. Tyn Cae Enjoys Stunning Views Of Surrounding Countryside Along With Distant Panoramic Mountain Views Toward Malltraeth Bay & Across To Snowdonia & The Lleyn Peninsula. The Property Has Been Sympathetically Extended In 2012 By The Current Owners With The Inclusion Of A Garden Room, Utility & Bathroom. The Accommodation Benefits From Oil Fired Central Heating, Solar Panels (Income Generating & Reduced Costs) Along With LPG Bottle Gas For Dual Fuel Cooking With Added Benefit Of Hive Controller With Linked App. The Spacious & Flowing Property Layout Briefly Comprises Vestibule, Utility Room, Inner Hallway, Cloaks/Wc, Breakfast Kitchen, Dining Room, Garden Room & Lounge With Log Burner. First Floor Landing, Bedrooms 1,2 & 4 With Stunning Views To Front Aspect With Bedroom 3 Having An En Suite Wc Along With Balcony With A Very Spacious Family Bathroom Complimenting The House.

**Utility Room** 2.70m (8' 10") x 2.30m (7' 7")

**Kitchen** 6.00m (19' 8") x 3.95m (13' 0")

**Dining Room** 4.65m (15' 3") x 2.65m (8' 8")

**Garden Room** 4.45m (14' 7") x 3.50m (11' 6")

**Lounge** 6.70m (22' 0") x 4.50m (14' 9")

**Bedroom 1** 3.90m (12' 10") x 3.56m (11' 8")

**Bedroom 2** 3.95m (13' 0") x 2.90m (9' 6")

**Bedroom 3** 3.80m (12' 6") x 3.10m (10' 2")

**Bedroom 3 En Suite Wc** 2.19m (7' 2") x 0.80m (2' 7")

**Bedroom 4** 3.20m (10' 6") x 2.80m (9' 2") L Shaped



## Council Tax & EPC

Council Tax Band: E 2018/2019 £1,732.28 EPC: D

### Energy Performance Certificate



Tyn Cae, Paradwys, BODORGAN, LL62 5PE

Dwelling type: Detached house Reference number: 0143-2828-6489-9094-7081  
 Date of assessment: 18 August 2014 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 29 August 2014 Total floor area: 149 m<sup>2</sup>

Use this document to:

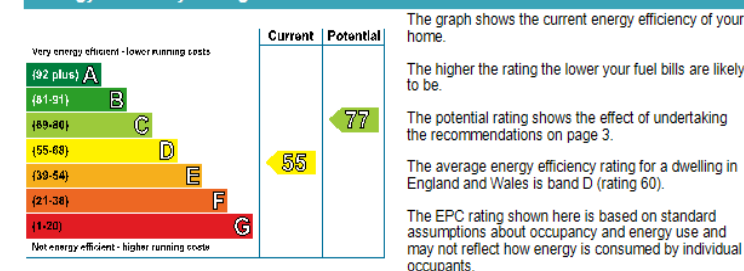
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 6,069
Over 3 years you could save	£ 2,607

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 240 over 3 years	£ 240 over 3 years	You could save £ 2,607 over 3 years
Heating	£ 5,046 over 3 years	£ 2,877 over 3 years	
Hot Water	£ 783 over 3 years	£ 345 over 3 years	
<b>Totals</b>	<b>£ 6,069</b>	<b>£ 3,462</b>	

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



#### 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	£ 1,026
2 Floor insulation	£800 - £1,200	£ 149
3 Heating controls (room thermostat)	£350 - £450	£ 332

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](http://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.

