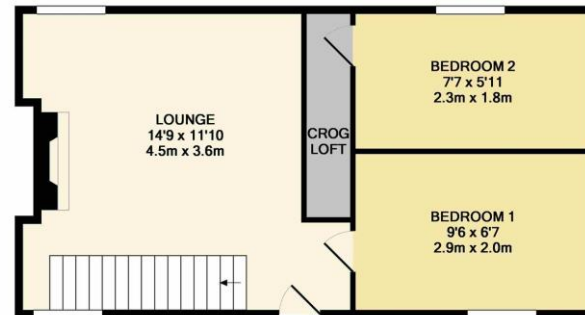
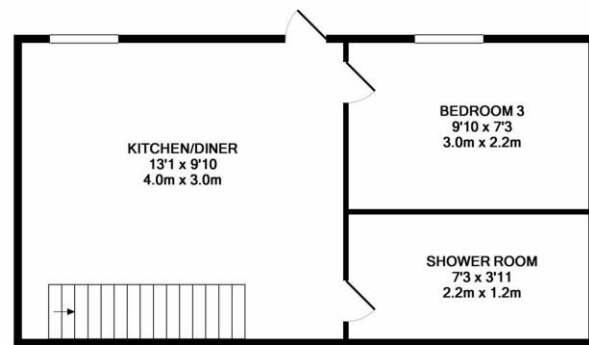


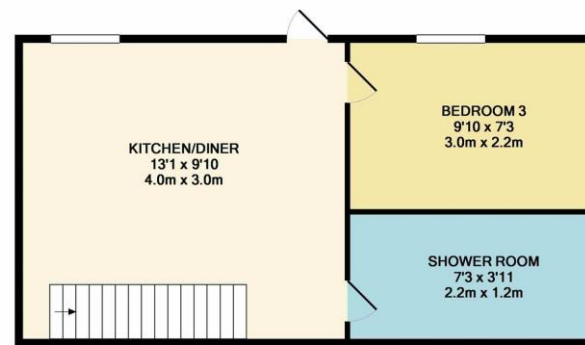
BASEMENT LEVEL



BASEMENT LEVEL



GROUND FLOOR



GROUND FLOOR

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.  
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## Directions

From Our Office In Menai Bridge Proceed Out Of The Town Along Dale Street And At The Roundabout Take The 3rd Exit Signposted For Amlwch. Follow The Road Up The Hill To The Next Roundabout. Take The 3rd Exit Signposted For Amlwch A5025. Follow This Road Into The Village Of Pentraeth. Pass The Pantan Arms Public House On Your Right & Go Through The Set Of Lights & After Passing Some Shops On Your Right Take The Next Right Into Chapel Street. Follow This Road For 50 Yards And The Property Can Be Seen On Your Left Hand Side . Sat Nav LL75 8BX



## 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.

- Chain Free
- Close to Local Amenities
- Double Glazing
- Full of Character
- Set Over 2 Floors
- Crog Loft
- Sought After Location
- Electric Night Storage Heating
- Ideal Bolt Hole/First Time Buy
- Low Maintenance Gardens

**Description**

A Quite Charming Two Storey Mid Terrace Cottage Situated In The Village Of Pentraeth Set On Chapel Street & Very Well Placed For The Circular Path Down To The Beach. The Cottage Benefits From Electric Night Storage Heating & Double Glazing & Briefly Comprises Lounge, Crog Loft Storage Area, 2 First Floor Bedrooms, Stairs Leading Down to Kitchen/Diner With Bedroom 3 & A Bathroom. Externally To The Front Is A Small Garden With Access To The Rear Garden From The Lower Ground Floor. The Rear Garden Comprises A Flagged Paved Area With Log Stores, Stone Building & Flower Bed. The Cottage Would Make An Excellent 1st Time Buy Or Be Equally Suitable As Bolt Hole/Holiday Cottage For The Ever Popular Holiday Letting Market.

**Lounge** 4.50m (14' 9") x 3.60m (11' 10")

**Kitchen/Diner** 4.00m (13' 1") x 3.00m (9' 10")

**Bedroom 1** 2.90m (9' 6") x 2.00m (6' 7")

**Bedroom 2** 2.30m (7' 7") x 1.80m (5' 11")

**Bedroom 3** 3.00m (9' 10") x 2.20m (7' 3")

**Bathroom** 2.20m (7' 3") x 1.20m (3' 11")



**Council Tax & EPC**

Council Tax Band: B 2018/2019 £1,109.92 EPC: F

**Energy Performance Certificate**

3, Brick Street, PENTRAETH, LL75 8BX

Dwelling type: Mid-terrace house Reference number: 0938-3035-7285-5388-2930  
 Date of assessment: 07 May 2018 Type of assessment: RdSAP, existing dwelling  
 Date of certificate: 24 May 2018 Total floor area: 48 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:	£ 3,699
Over 3 years you could save	£ 1,989

**Estimated energy costs of this home**

	Current costs	Potential costs	Potential future savings
Lighting	£ 222 over 3 years	£ 120 over 3 years	 You could save £ 1,989 over 3 years
Heating	£ 2,931 over 3 years	£ 1,425 over 3 years	
Hot Water	£ 546 over 3 years	£ 165 over 3 years	
<b>Totals</b>	<b>£ 3,699</b>	<b>£ 1,710</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**

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	£ 873
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 90
3 Low energy lighting for all fixed outlets	£30	£ 78

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.

