

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 Metrique 02018

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Directions

From Our Office In Menai Bridge Proceed Out Of The Village Along The A545. After Passing Over Cadnant Bridge Take The Next Left Turn Up Ceichle Hill. Follow This Road For 1 Mile Or So And In The Centre Of The Village After The Post Office/General Store The Property Can Be Seen On Your Right Hand Side Sat Nav LL59 5UA



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
- Gas Central Heating
- Off Road Parking
- Inglenook with Multi Fuel Stove
- On Bus Route
- Sought After Location
- Garage, Parking, Gardens



£189,950

Description

Situated In the Village Of Llandegfan Is This Semi Detached Cottage Centrally Located & Well Placed For Local Primary School, General Store/Post Office & Bus Route. The Property Benefits From Gas Fired Central Heating & Double Glazing Throughout & Briefly Comprises Front Porch, Lounge With Inglenook Fireplace With Multi Stove, Inner Hallway,3 Bedrooms, Bathroom, Snug/Dining Room, Study Area, Kitchen & Utility Room. Externally Low Maintenance Garden To The Front With Shared Drive To The Garage, Parking Space & Rear Lawned Gardens. Viewing Is Advised



Front Porch 1.90m (6' 3") x 1.55m (5' 1")

Lounge 4.31m (14' 2") x 4.00m (13' 1")

Kitchen 4.10m (13' 5") x 3.71m (12' 2")

Snug/Dining Room 3.04m (10' 0") x 2.86m (9' 5")

Study Area 1.66m (5' 5") x 1.28m (4' 2")

Utility Room 2.73m (8' 11") x 1.43m (4' 8")

Bedroom 1 6.00m (19' 8") x 2.21m (7' 3")

Bedroom 2 4.20m (13' 9") x 2.28m (7' 6")

Bedroom 3 3.47m (11' 5") x 2.47m (8' 1")

Bathroom 2.27m (7' 5") x 2.90m (9' 6")

Garage 5.00m (16' 5") x 3.20m (10' 6")



Council Tax & EPC

Council Tax Band: E 2018/2019 £1,787.39 EPC: D

Energy Performance Certificate



Trem Eryri, Lon Ganol, Llandegfan, MENAI BRIDGE, LL59 5UA

Dwelling type: Semi-detached bungalow Reference number: 9218-2096-7275-5888-2970
 Date of assessment: 19 May 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 May 2018 Total floor area: 97 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

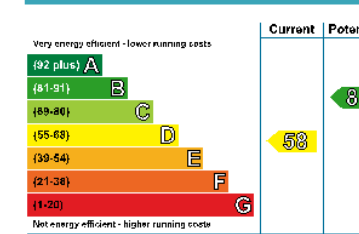
Estimated energy costs of dwelling for 3 years:	£ 3,081
Over 3 years you could save	£ 1,122

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 252 over 3 years	£ 192 over 3 years	You could save £ 1,122 over 3 years
Heating	£ 2,472 over 3 years	£ 1,554 over 3 years	
Hot Water	£ 357 over 3 years	£ 213 over 3 years	
Totals	£ 3,081	£ 1,959	

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 Increase loft insulation to 270 mm	£100 - £350	£ 72
2 Internal or external wall insulation	£4,000 - £14,000	£ 375
3 Floor insulation (suspended floor)	£800 - £1,200	£ 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.

