



Directions

From Beaumaris take the B5109 past the Castle towards Llangoed. Go Into The Centre Of The Village & After Passing The Shop On Your Right Take The 2nd Right Hand Turn Down A Tarmacadam Lane. Continue Along The Lane & The Property Can Be Found Before The Road Turns On Your Right With Double Gates. Sat Nav LL58 8NP



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
- Conservatory
- Large Garden
- Off Road Parking
- Property Requires Modernisation Throughout
- Stunning Views Of Countryside & Snowdonia Mountains
- Distant Views Of Menai Strait
- Generous Gardens

Description

A Detached Double Fronted House Located In The Village Of Llangoed Just Off The Main High Street Down A Quiet Lane. The Property Is Set Within Very Generous Gardens With Ample Off Road Parking & Greenhouse & Boasts Stunning Views Of The Surrounding Countryside Together With Superb Views Of The Snowdonia Mountains Along With Distant Views Of The Menai Strait. Fron Deg Benefits From Have No Onward Chain & Briefly Comprises Hallway. Lounge, Sitting Room, Kitchen, Dining Room, Walk In Pantry/Utility Area, Sun Porch/Conservatory, First Floor Landing ,3 Bedrooms Bathroom & Separate WC. We Understand That the Property Will Require A New Central Heating System Although There Is An Aga In The Kitchen Providing Hot Water With Hot Water Cylinder & Immersion Heater. The Property Offers Plenty Of Potential To Re Model & Or Extend & Would Make A Ideal Project.

Sitting Room 4.50m (14' 9") x 3.60m (11' 10")

Lounge 4.40m (14' 5") x 3.40m (11' 2")

Kitchen 5.00m (16' 5") x 3.90m (12' 10")

Dining Room 3.20m (10' 6") x 2.90m (9' 6")

Walk In Pantry/Utility Area 3.00m (9' 10") x 2.40m (7' 10")

Sun Porch/Conservatory 3.55m (11' 8") x 2.30m (7' 7")

Bedroom 1 4.50m (14' 9") x 3.60m (11' 10")

Bedroom 2 5.00m (16' 5") x 2.70m (8' 10") Max

Bedroom 3 3.70m (12' 2") x 3.65m (12' 0")

Bathroom 3.50m (11' 6") x 1.80m (5' 11")

Separate WC 1.20m (3' 11") x 0.80m (2' 7")



Council Tax & EPC

Council Tax Band: E 2018/2019 £1,728.98 EPC: G

Energy Performance Certificate HM Government

Fron Deg, Llangoed, BEAUMARIS, LL58 8NP

Dwelling type: Detached house Reference number: 2498-9087-7255-5588-2990
 Date of assessment: 21 May 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 26 May 2018 Total floor area: 135 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:	£ 12,108
Over 3 years you could save	£ 7,788

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 399 over 3 years	£ 264 over 3 years	You could save £ 7,788 over 3 years
Heating	£ 10,485 over 3 years	£ 3,732 over 3 years	
Hot Water	£ 1,224 over 3 years	£ 324 over 3 years	
Totals	£ 12,108	£ 4,320	

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 Cavity wall insulation	£500 - £1,500	£ 2,073
2 Floor insulation (suspended floor)	£800 - £1,200	£ 657
3 Increase hot water cylinder insulation	£15 - £30	£ 114

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.

