

Directions

On entering the centre of the village of Llandegfan from the Menai Bridge direction turn left just after the village shop and continue past the primary school and up the hill. Stay on this road and continue along the road towards Beaumaris at the village church, and within 1/2 a mile you will reach the hamlet of Old Llandegfan. If you look out on your left you should see the sign for the cottage close to the bus stop. Sat Nav LL59 5PP



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
- Scope To Extend STPP
- Lawned Gardens To Rear With Detached Garage
- Sought After Location In Old Llandegfan
- Ideal For Country Walks. On Bus Route



£199,950

Description

A Character detached single storey cottage having been extended at the rear yet still offering plenty of scope to re model (STPP) if so required. The cottage benefits from Lpg gas central heating & double glazing and briefly comprises front porch ,spacious lounge, inner hall, L shaped kitchen/diner, rear porch, 2 double bedrooms and recently installed new bathroom. Tyn Giat Is Well placed In the old part of the village of Llandegfan and offers lovely walks in the surrounding countryside along with being on a onward bus route to Beaumaris, Menai Bridge & Bangor. The cottage does require some upgrading to parts including the kitchen but does have kerb appeal and would make an ideal bolt hole or holiday let option.



Lounge 6.40m (21' 0") x 4.25m (13' 11")

Bedroom 1 4.78m (15' 8") x 2.96m (9' 9")



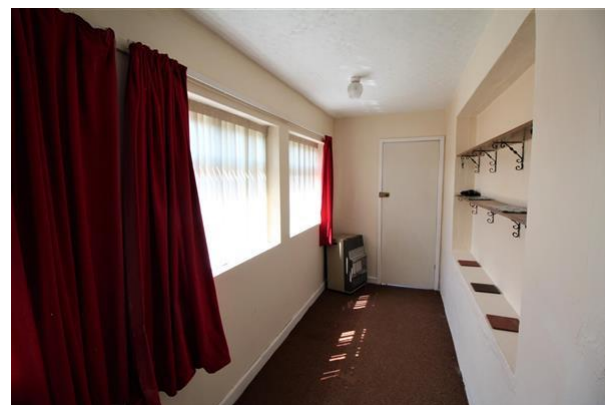
Bedroom 2 3.30m (10' 10") x 3.05m (10' 0")

Kitchen 3.80m (12' 6") x 2.60m (8' 6") Max L Shape

Kitchen 4.95m (16' 3") x 1.40m (4' 7")

Bathroom 2.60m (8' 6") x 2.30m (7' 7")

Garage & Parking 4.50m (14' 9") x 2.57m (8' 5")



Council Tax & EPC

Council Tax Band: D 2018/2019 £1,462.41 EPC: F

Energy Performance Certificate HM Government

Tyn Giat, Llandegfan, MENAI BRIDGE, LL59 5PP
 Dwelling type: Detached bungalow Reference number: 9918-3093-7205-0298-0970
 Date of assessment: 19 May 2018 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 25 May 2018 Total floor area: 80 m²

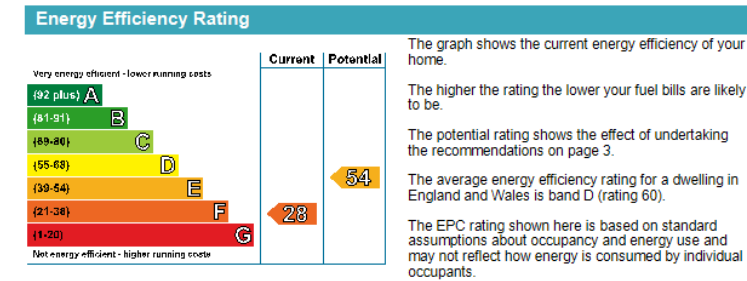
- Use this document to:
- Compare current ratings of properties to see which properties are more energy efficient
 - Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,900
Over 3 years you could save	£ 942

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 201 over 3 years	£ 201 over 3 years	You could save £ 942 over 3 years
Heating	£ 3,228 over 3 years	£ 2,454 over 3 years	
Hot Water	£ 471 over 3 years	£ 303 over 3 years	
Totals	£ 3,900	£ 2,958	

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.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 87
2 Internal or external wall insulation	£4,000 - £14,000	£ 426
3 Floor insulation (suspended floor)	£800 - £1,200	£ 195

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.

