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“When we decided it was time to move to a bigger home 75point3 helped us find the perfect mortgage deal.”

Mortgage advice? Let us point you in the right direction.

Buying your first property with Help to Buy or moving up the property ladder? It's never been more important to get the right financial advice. That's why Dafydd Hardy have teamed up with independent mortgage advisers 75point3 to help you find the right mortgage deal.

Just ask at your local Dafydd Hardy office.

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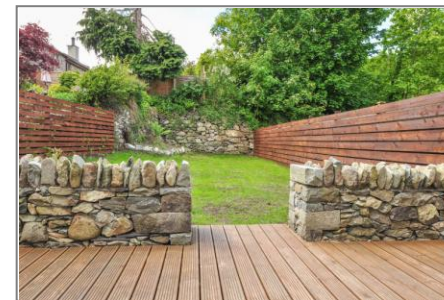
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Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



2 Brynrefail Chapel, Brynrefail, Gwynedd LL55 3NR • New Price £187,000 A former school house having undergone a transformation - stylish living at its best!

- Modernised Semi Detached House
- Situated Within A Former Chapel School House
- Distinctive & Contemporary Interior
- 3 Bedrooms (Master With Ensuite Shower)
- Modern Fully Fitted Kitchen & Wc/Utility
- uPVC Double Glazing (With Heated Panes)
- Underfloor Heating Throughout & Solar Panels
- State Of The Art Energy Efficient Design
- Engineered Oak Flooring & Oak Doors
- Allocated Off Road Parking & Lawned Patio Garden



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

2 Brynrefail Chapel, Brynrefail, Caernarfon, Gwynedd LL55 3NR North Wales



Description

This is a fully modernised and very appealing Semi Detached Family Residence situated within the village of Brynrefail, offering a contemporary living experience right in the midst of beautiful scenery, close to the picturesque Padarn Lake and the Snowdonia National Park. The property occupies one half of the old Brynrefail Chapel school house (circa 1873) - the entire building underwent conversion some 4 years ago where all the latest energy efficient technologies were utilised so that even the window panes are heated! The dwelling retains some of the character and original features by way of its high ceilings and large tall windows. There bright contemporary feel to the house with quality fixtures fitted, such as oak doors, engineered oak flooring and a fitted kitchen with: double oven, inset hob, fridge freezer and dishwasher. There are modern bathroom and en-suite facilities to the first floor. The south facing lounge is roomy and bright with patio doors opening onto a spacious garden. The property benefits from full uPVC 'Finnglass' heated double glazing (with individual controllers), solar panels to heat the hot water and is served by mains electric under-floor heating, again with individual controls to each room. The accommodation comprises: Entrance Hall, Wc/Utility, Lounge, Kitchen, Landing, 3 Bedrooms (master with En-Suite) and Family Bathroom.

Location

The property is positioned right in the heart of the village, surrounded by beautiful countryside being right on the doorstep to Wales' celebrated Snowdonia National Park. The community of Brynrefail sits near to the beautiful Padarn Lake and Llanberis and is perfect for access to this remarkable corner of Wales and the higher peaks of Snowdonia. The view from the lake leads the eye right to the summit of Snowdon. Brynrefail has a post office, primary school and café whilst Llanrug, only some 2 miles distant boasts a number of useful amenities such as 2 convenience stores, post office, butchers, fish & chip shop, primary and secondary schools and a regular bus services to the castle town of Caernarfon. The university city of Bangor can also be easily accessed from here including the A55 expressway which gives access right across Anglesey and the North Wales' coastal towns and resorts.

Entrance Hall

Hall

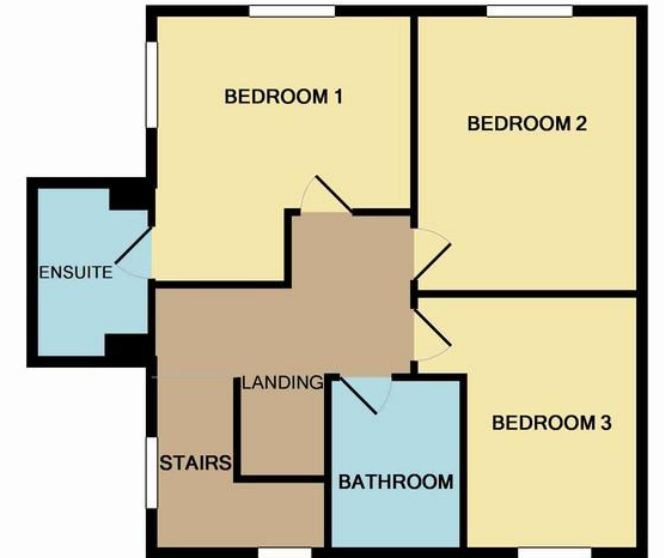
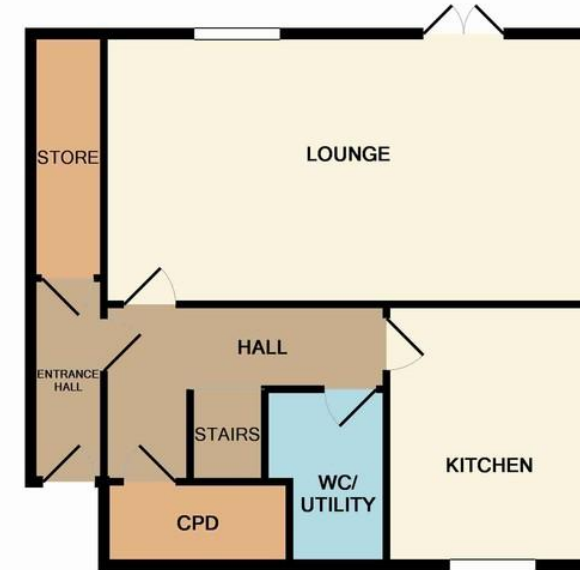
Lounge: 11' 5" X 20' 10" (3.50m X 6.36m)

Kitchen: 11' 1" X 8' 9" (3.38m X 2.69m)

Fitted Cloakroom/Utility: 7' 5" X 5' 2" (2.28m X 1.58m)

Landing

Bedroom 1: 11' 8" X 10' 11" (3.56m X 3.35m max)



Total Approx. Floor Area - 1048ft² (97.4m²)

En-Suite

Bedroom 2: 12' 0" X 9' 8" (3.66m X 2.97m)

Bedroom 3: 11' 0" X 7' 7" (3.36m X 2.32m)

Bathroom: 7' 5" X 5' 8" (2.27m X 1.75m)

Outside

To the front is an attractive brick paved courtyard with a feature pillar set within. The shared driveway opens onto a brick paved parking area with 2 allocated spaces. To the rear is a decked patio which opens onto a good sized enclosed lawned garden.

Directions

From Caernarfon, follow the A4086 in the direction of Llanberis. Continue past Cwm-y-Glo on the right hand side and then take the next left onto the A4244 in the direction of Bangor. Continue for a short distance taking the second turning on the right and then immediately left into the village of Brynrefail. Follow the road into the village and the property is located on the left hand side.

Services

We are informed by the seller this property benefits from mains Water, Drainage and Electricity.

Heating

Air Source Heat Pump & Underfloor Heating. The agent has tested no services, appliances or central heating system (if any).

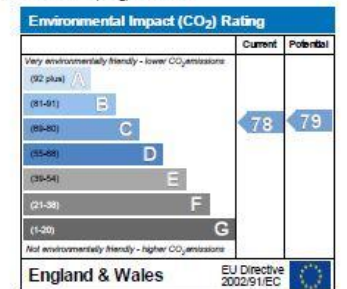
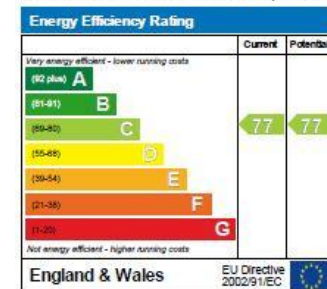
Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Energy Performance Certificate

2 Brynrefail Chapel Brynrefail CAERNARFON LL55 3NR	Dwelling type: Semi-detached house Date of assessment: 25 November 2011 Date of certificate: 01 December 2011 Reference number: 8399-8832-7610-5649-7906 Type of assessment: SAP, new dwelling Total floor area: 97.98 m ²
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This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	133 kWh/m ² /per year	128 kWh/m ² /per year
Carbon dioxide emissions	2.3 tonnes per year	2.2 tonnes per year
Lighting	£80 per year	£54 per year
Heating	£307 per year	£312 per year
Hot water	£170 per year	£170 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions. In practice, the figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Viewing by Appointment

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