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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.

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Just ask at your local Dafydd Hardy office.

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Cymerwyd pob gofal wrth baratoi'r manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gwynwedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

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.



## 3 Brynrefail Chapel, Brynrefail, Gwynedd LL55 3NR • New Price £187,000

*A perfect blend of character features with stylish contemporary living!*

- Energy Efficient Semi Detached House
- Part Of Former Converted Chapel
- High Standard Specification & Workmanship
- 3 Double Bedrooms & En-Suite
- Large Lounge & Fitted Dining Kitchen
- Close to Beautiful Snowdonia
- Off Road Parking For 2 Vehicles
- uPVC Double Glazing With Heated Panes
- Electric Underfloor Heating & Solar Panels
- Advantage Of No Ongoing Chain



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF



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



**Description:** No.3 is a 3 Bedroomed Semi Detached House occupying one half of the old Brynrefail Chapel (built circa 1873), which underwent a total conversion some 4 years ago - great care was taken to ensure all the latest energy efficient technologies available were utilised so that even the windows are heated! The dwelling retains the character and key original features of the chapel such as large tall windows, some of which have arched tops. There is a lovely contemporary feel to the house with the fixtures and fittings of a very high standard including oak doors and engineered oak flooring. The property benefits from uPVC 'Finnglass' heated double glazing (with individual controllers) and is served by mains electric underfloor heating, again with individual controls to each room. A further benefit is off road parking area for 2 vehicles and solar heated panels to heat the hot water. The accommodation comprises a spacious Entrance Hall, Cloakroom with access to an understairs Boiler Room, large and bright Lounge, Dining Kitchen with a generous range of matching base and wall units, integrated oven, separate inset halogen hob and extractor hood, integrated fridge, freezer, washing machine and dishwasher. An oak staircase leads from the hall to a first floor Landing, a stylish and fully tiled Bathroom with 3 piece suite and shower cubicle and 3 Double Bedrooms, the master bedroom having a fully tiled En-Suite Shower Room and a useful Dressing Room.

**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.

#### Property Features

##### Entrance Hall:

**Cloakroom:** 7' 2" x 4' 3" (2.20m x 1.30m)

**Lounge:** 21' 2" x 16' 9" (6.47m x 5.13m)

**Dining Kitchen:** 17' 5" x 10' 11" (5.32m x 3.35m)

##### Landing:

**Bathroom:** 10' 10" x 7' 7" (3.32m x 2.33m)

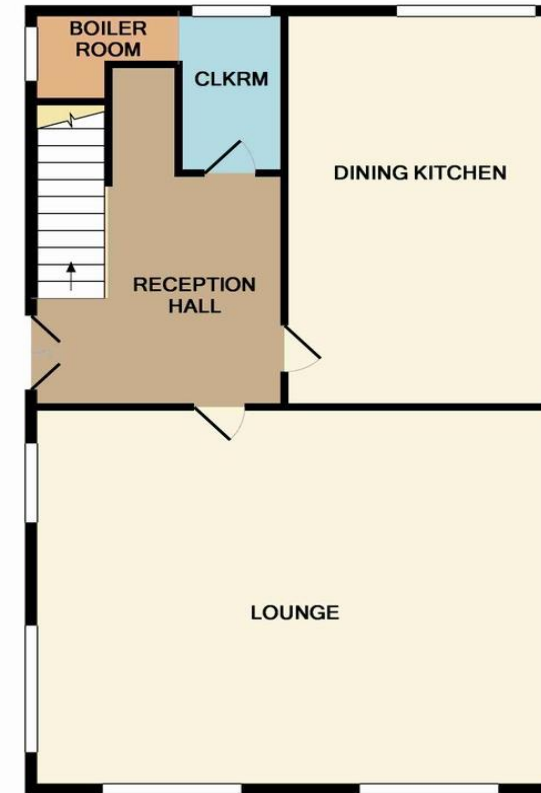
**Master Bedroom:** 15' 4" x 12' 0" (4.68m x 3.68m max)

**Dressing Room:** 5' 10" x 5' 8" (1.80m x 1.75m)

**En-Suite:** 5' 10" x 5' 8" (1.80m x 1.75m)

**Bedroom 2:** 14' 11" x 11' 7" (4.55m x 3.55m)

**Bedroom 3:** 15' 1" x 7' 1" (4.60m x 2.16m)



**Total Approx. Floor Area - 1457ft<sup>2</sup> (135.4m<sup>2</sup>)**

#### Outside

To the front is a twin gated access to a herring-bone effect brick paved patio. Opposite the property is an off road parking area with allocated space for 2 vehicles.

#### 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, Electricity and Drainage.

#### Heating

Underfloor. The agent has tested no services, appliances or central heating system (if any).

#### Tenure

We have been informed that the tenure is Leasehold starting from 2010 with 995 years remaining.

#### Viewing by Appointment

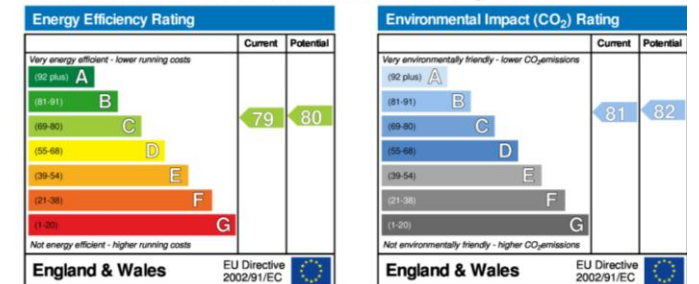
Tel: 01286 677774  
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#### Energy Performance Certificate

3 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: 9272-3869-6622-9809-2721  
Type of assessment: SAP, new dwelling  
Total floor area: 150.88 m<sup>2</sup>

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 (CO<sub>2</sub>) 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 (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

#### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	105 kWh/m <sup>2</sup> per year	101 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	2.8 tonnes per year	2.7 tonnes per year
Lighting	£97 per year	£85 per year
Heating	£404 per year	£410 per year
Hot water	£176 per year	£176 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.

