

Energy Performance Certificate

Nant y Graean Isaf, Tregarth, BANGOR, LL57 4NS

Dwelling type: Detached bungalow Reference number: 0959-2626-7331-9993-1465
 Date of assessment: 16 July 2017 Type of assessment: RdSAP, existing dwelling
 Date of certificate: 17 July 2017 Total floor area: 50 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:	£ 6,333
Over 3 years you could save	£ 3,501

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 108 over 3 years	£ 108 over 3 years	
Heating	£ 5,043 over 3 years	£ 2,325 over 3 years	You could save £ 3,501 over 3 years
Hot Water	£ 1,182 over 3 years	£ 399 over 3 years	
Totals	£ 6,333	£ 2,832	

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.

Current	Potential
5	90

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

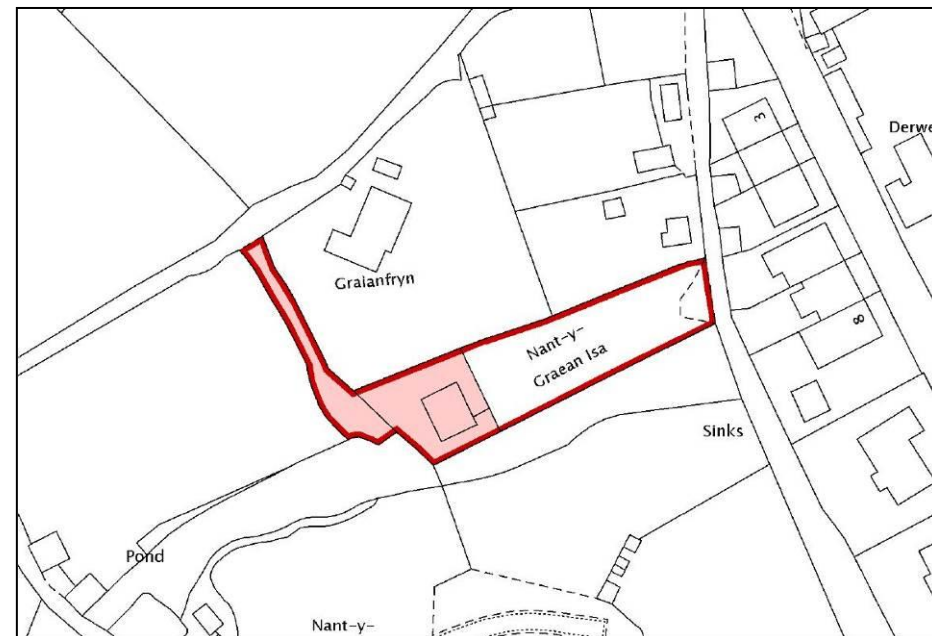
Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Increase loft insulation to 270 mm	£100 - £350	£ 141	✓
2 Internal or external wall insulation	£4,000 - £14,000	£ 1,614	✓
3 Floor insulation (suspended floor)	£800 - £1,200	£ 396	✓

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.

TOTAL APPROX. FLOOR AREA 537 SQ.FT. (49.9 SQ.M.)

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
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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 gywir sedig 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.



Nant Y Graean Isaf, Hendurnpike, Tregarth, Gwynedd LL57 4NS •

New Price £160,000

The quaintest of cottages you could ever set eyes on - something definitely less ordinary!

- Delectable Detached Welsh Cottage
- Offers Immense Charm & Character
- 2 Bedrooms, Bathroom & Separate Wc
- Living Room With Wood Burning Stove
- Extensive Garden Grounds
- Requires Much Renovation Work & Landscaping
- Sought After Location - Ideal For Bangor & A55
- A Truly Unique Opportunity Not To Be Missed



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Nant y Graean Isaf, Hendurnpike, Tregarth, Bangor, Gwynedd, LL57 4NS North Wales



Description

A rare opportunity indeed - prepare to take a leap back in time with this delectable Detached Welsh Cottage situated in an idyllic location on the periphery of the popular village of Tregarth. The cottage has been in the hands of the same family for many generations and is a real treat if authenticity and character are high on your list. Sitting in a private setting of generous gardens, it's fair to say that much work will be required to restore the dwelling to its former glory, but we are sure the rewards will definitely be worth it! The views of the Snowdonia mountains lie before you too - but you will need to thin the trees if you're to enjoy them - are you up for the challenge? The accommodation is compact and will require much updating work but is a genuine slice of how we used to live in less complicated times and as such, provides a purchaser with a true blank canvas. A free standing wood stove is located within the living room as a source of heating. The accommodation briefly comprises: Living Room, Kitchen, 2 Bedrooms, Bathroom and separate Wc.

Location

The property is situated in the community of Hendurnpike on the edge of Tregarth. This popular village, roughly midway between the larger village of Bethesda and the city of Bangor, is ideally within easy reach of the A5 London to Holyhead road and the primary A55 Expressway. Tregarth offers a village pub, community centre, children's play park and primary school whilst a wider range of services and amenities can be found in Bethesda, less than 2 miles away with a choice of 3 village stores as well as a number of independent traders, eateries, pubs, schools and health centre. Bangor with its university, is roughly 4 miles distant offering a vast choice of retailers, leisure facilities, schools, a further education campus as well as national rail links. Snowdonia is practically on your doorstep too with magnificent mountains and valleys, allowing for a range of outdoor activities to be enjoyed from hill walking, mountaineering and climbing. This is the perfect location for those wanting a taste of rural village with a host of amenities and attractions nearby.

Property Features

Living Room

11' 11" x 15' 4" (3.65m x 4.68m)



Kitchen

14' 0" x 6' 7" (4.29m x 2.02m)

Bedroom 1

11' 11" x 7' 6" (3.65m x 2.29m)

Bedroom 2

9' 5" x 7' 6" (2.88m x 2.30m)

Bathroom

6' 10" x 6' 7" (2.09m x 2.03m)

Wc

Outside

The extensive gardens have been left to nature and feature many mature trees and shrubs. A small brook runs diagonally across the main garden located to the front. To the rear are 2 old outbuildings and a gate opens through to a grassed track which runs up to Hafoty Lane.

Directions

From Bangor, proceed towards Bethesda/Betws y Coed along the A5. On reaching the roundabout at Junction 11 of the A55, proceed straight over for Betws y Coed. Stay on this road and before reaching Bethesda, you'll approach a crossroads. Turn right here and follow the road over a bridge and proceed to the 'T' junction (Hendurnpike). Proceed straight over the road up Hafoty Lane hill, the entrance lane to the cottage can be found a few hundreds along on your left hand side

Services

We are informed by the seller this property benefits from Mains Water and Electricity. Private Drainage.

Heating

Wood Burning Stove 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.

Viewing by Appointment

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