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

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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.

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## 8 Tan Y Foel, Bethesda, Gwynedd LL57 3UL • £140,000

*A traditional quarryman's cottage with stunning mountain views.*

- 19th Century Mid Terrace Quarryman's Cottage
- Original Character & Features Retained
- Rural Hillside Location
- Outstanding Mountain Views
- 2 Bedrooms & Shower Room
- Spacious Lounge & Fully Fitted Kitchen
- uPVC Double Glazing & Economy 7 Heating
- Elevated Rear Garden
- Advantage Of No Onward Chain
- Viewing Essential To Appreciate The Location



**bangor@dafyddhardy.co.uk | 01248 371212**  
156 High Street, Bangor, Gwynedd LL57 1NU

## 8 Tan Y Foel, Bethesda, Gwynedd North Wales LL57 3UL



### Description

A traditional early 19th century Mid Terrace Quarryman's Cottage, situated in a quiet hamlet above Bethesda with endless views of the mountains. Retaining much of its original character and features, the property which has uPVC double glazing and economy 7 storage heaters comprises; a spacious Lounge with a vaulted ceiling, exposed beams and an original slate surround open fire place which makes a beautiful focal point and compliments the slate tiled floor throughout. A fully fitted Kitchen that has plenty of storage space and an electric oven and hob, a Shower Room with painted stone walls and a disabled access shower and a small Double Bedroom completes the ground floor accommodation. There is a further Twin Single Bedroom in the Crog Loft Space.

### Location

The small Hamlet of Tan y Foel is situated in a rural location on the Carneddau hillside, above the quarry town of Bethesda. It is virtually on the boundary of the spectacular Snowdonia National Park in such a position as to have magnificent mountain views from the front door. Bethesda is located approximately 2 miles from the A55 expressway and 5 miles from the university city of Bangor. The town of Bethesda offers a good range of local shops and convenience stores, a post office, two primary schools, a secondary school, leisure centre and a choice of cafes and public houses.

### Property Features

#### Entrance Porch

#### Lounge

16' 1" x 13' 10" (4.92m x 4.23m max)

#### Kitchen

11' 2" x 10' 10" (3.42m x 3.32m max)

#### Bedroom 1

11' 10" x 6' 8" (3.63m x 2.05m)

#### Shower Room

5' 0" x 10' 2" (1.53m x 3.10m)

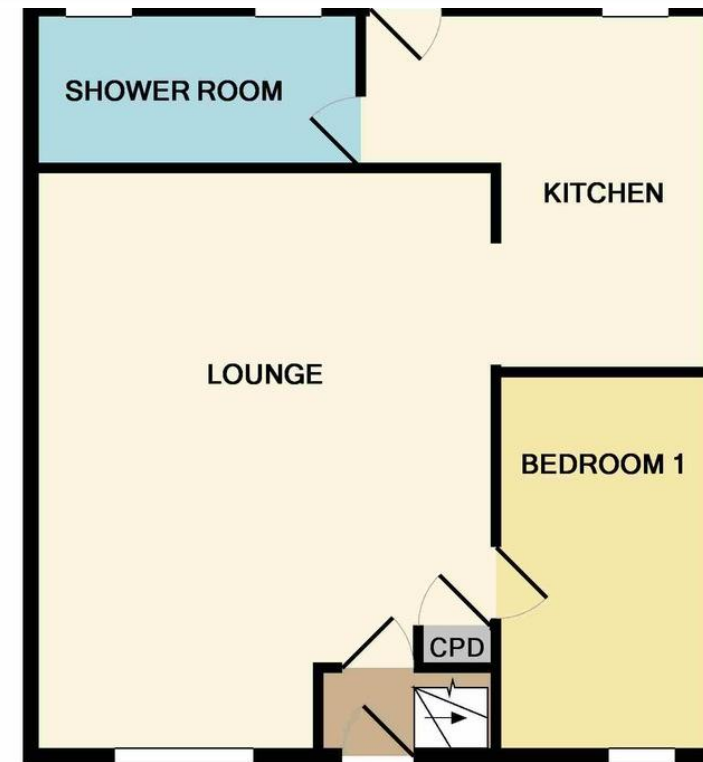
#### Landing

#### Bedroom 2

16' 3" x 6' 9" (4.96m x 2.07m)

#### Outside

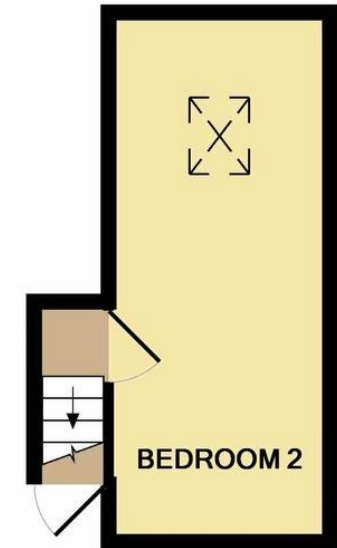
To the rear of the property is an elevated garden with established trees and bushes including an apple tree. At the front of the property is a service road.



GROUND FLOOR  
APPROX. FLOOR  
AREA 486 SQ.FT.  
(45.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 610 SQ.FT. (56.7 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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1ST FLOOR  
APPROX. FLOOR  
AREA 124 SQ.FT.  
(11.6 SQ.M.)

### Directions

From Bangor proceed on the A5 towards Bethesda. In the middle of the village, turn left off the high street just before the Spar then bear left at the mini- roundabout into Ffordd Pen y Bryn. Continue up the hill taking the left hand bend by the school. Near the top of the hill, by the old Sheffield Stores make a U-turn right into Carneddi Road. After a short distance, take the second left turn signposted Cilfodan terrace. Continue along this narrow lane until you reach Tan y Foel, a long terrace of quarryman's cottages on your right.

### Services

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

### Heating

Economy 7 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

Tel: 01248 371212

Email: bangor@dafyddhardy.co.uk

Energy Performance Certificate			
8, Tan y Foel Carneddau, Bethesda BANGOR LL57 3UL		Dwelling type: Mid-terrace bungalow Date of assessment: 07 April 2010 Date of certificate: 07 April 2010 Reference number: 8310-6424-7530-6493-2906 Type of assessment: RUSAP, existing dwelling Total floor area: 56 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.			
Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(92 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G	22	33	(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	
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	1061 kWh/m <sup>2</sup> per year	889 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	10 tonnes per year	10 tonnes per year	
Lighting	£52 per year	£32 per year	
Heating	£1026 per year	£824 per year	
Hot water	£118 per year	£118 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 figure 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.			
To see how this home can achieve its potential rating please see the recommended measures.			
Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.			



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