



## BRYN HYFRYD TERRACE, CWM-Y-GLO NORTH WALES

2 Bryn Hyfryd Terrace, Cwm-Y-Glo, Caernarfon, Gwynedd, LL55 4DU

To Let: £550pcm

EPC Band: E

Council Tax: B



This property is situated in an elevated position overlooking the village of Cwm y Glo and the surrounding mountains. The property is well presented and is suitable for a single occupant or professional working couple. The property briefly consists;- Two Bedrooms, Comfortable Lounge with wood burning stove, modern fitted Kitchen with solid wood worktops and free standing white goods. Ground Floor Bathroom with shower over bath. The property benefits from electric heating and double glazing, off road parking, garage and wood store. The property is available immediately and is offered unfurnished.

- Two Bedrooms
- Stunning Views
- Off Road Parking, Garage & Garden
- Unfurnished
- £90.00 Referencing inc VAT
- £75 Completion Fee inc VAT

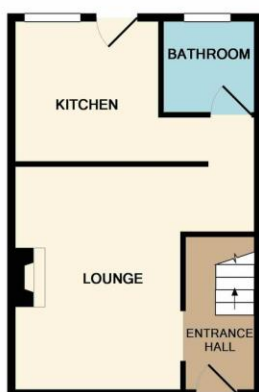


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**TO LET**  
AR OSOD



GROUND FLOOR  
APPROX. FLOOR  
AREA 327 SQ. FT.  
(30.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 209 SQ. FT.  
(19.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 536 SQ. FT. (49.8 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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## Energy Performance Certificate

HM Government

2 Bryn Hyfryd Terrace, Cwm-y-Glo, CAERNARFON, LL55 4DU

Dwelling type: Mid-terrace house  
Date of assessment: 23 May 2017  
Date of certificate: 23 May 2017  
Reference number: 2278-4019-6205-8953-8974  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 48 m<sup>2</sup>

### Use this document to:

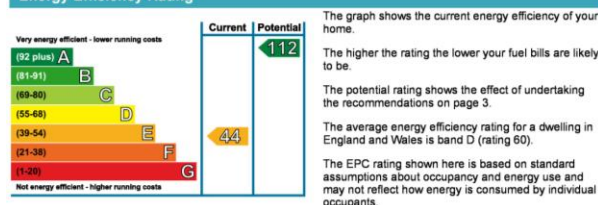
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,312
Over 3 years you could save	£ 1,299

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 117 over 3 years	£ 117 over 3 years	You could save £ 1,299 over 3 years
Heating	£ 2,367 over 3 years	£ 1,566 over 3 years	
Hot Water	£ 828 over 3 years	£ 330 over 3 years	
Totals	£ 3,312	£ 2,013	

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



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

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 414
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 81
3 Hot water cylinder thermostat	£200 - £400	£ 102

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](http://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.

## Property Features

### Entrance Hall

Lounge: 13' 7" x 14' 0" (4.16m x 4.27m max)

Kitchen: 8' 7" x 8' 10" (2.64m x 2.71m)

Bathroom: 5' 9" x 5' 8" (1.77m x 1.75m)

### Landing

Bedroom 1: 7' 6" x 15' 1" (2.30m x 4.61m)

Bedroom 2: 6' 4" x 7' 2" (1.95m x 2.20m)



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