

# Your local expert



Let everything fit into place

Whether you are selling locally, relocating to a new area or simply looking to buy then we can help you every step of the way. As a Home Sale Network Relocation Agent we are dedicated to assisting both buyers and sellers with their move.

Contact us today to see how we can help you.

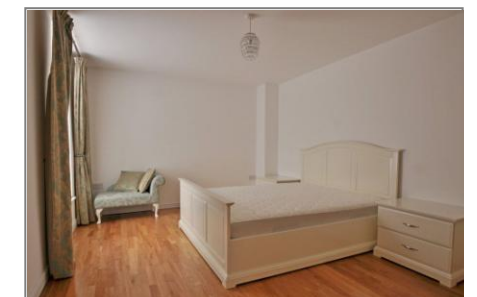
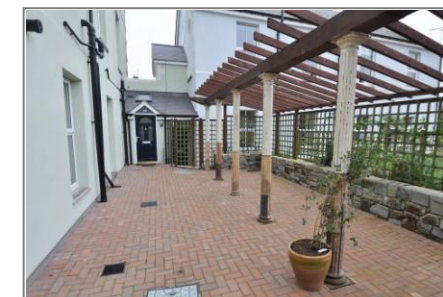


No 5 ▶

**5 Brynrefail Chapel, Brynrefail, Gwynedd LL55 3NR • New Price £94,950**

Something quite unique - oozing with contemporary style!

- Modern Ground Floor Apartment
- 1 Double Bedroom
- Large Open Plan Lounge, Fully Fitted Kitchen & Dining Area
- Contemporary Bathroom
- uPVC Double Glazing
- Underfloor Heating
- Private Parking & Private Paved Courtyard
- Quiet Village Location



## Description

An eye-catching and modern Ground Floor Apartment offering a contemporary living experience with its own private courtyard right in the midst of beautiful scenery in the quiet village of Brynrefail. Occupying the ground floor level of the old Brynrefail Chapel, this attractive and spacious dwelling was fully converted, renovated and upgraded in 2010 to provide the ultimate in modern and energy efficient living. Skilled local craftsmen used all the latest technology available to provide convenience and simplicity. There is an allocated private parking spot for 1 vehicle and a private paved courtyard. The property benefits from full uPVC double glazing and is served by mains central heating which is distributed through under-floor heating. The accommodation briefly comprises: Entrance Hall, Living area of fully fitted Kitchen, Dining area and Lounge, Double Bedroom and modern Bathroom.



## Location

The apartment is positioned right in the heart of this pleasant village which is surrounded by countryside and right on the doorstep to arguably Wales' best asset - the Snowdonia National Park. The community of Brynrefail sits nearby the beautiful lakes and mountain passes of Llanberis and is perfect for access to this remarkable corner of Wales. Just yards from the village is Padarn Lake which draws the eye to the famous Llanberis Pass and the majestic summit of Snowdon. The village has a post office and primary school whilst Llanrug is nearby boasting a number of useful amenities such as 2 village stores, post office, butchers, fish & chip shop, primary and secondary schools and regular bus services to the larger and world renowned town of Caernarfon. The university city of Bangor can also be easily accessed with its Victorian pier and large retail outlets. The A55 expressway lies within easy reach and gives access right across Anglesey and to the beautiful North Wales coastal spots.

## Property Features

### Entrance Hall

Cupboard, laminate floor and solid oak door into:

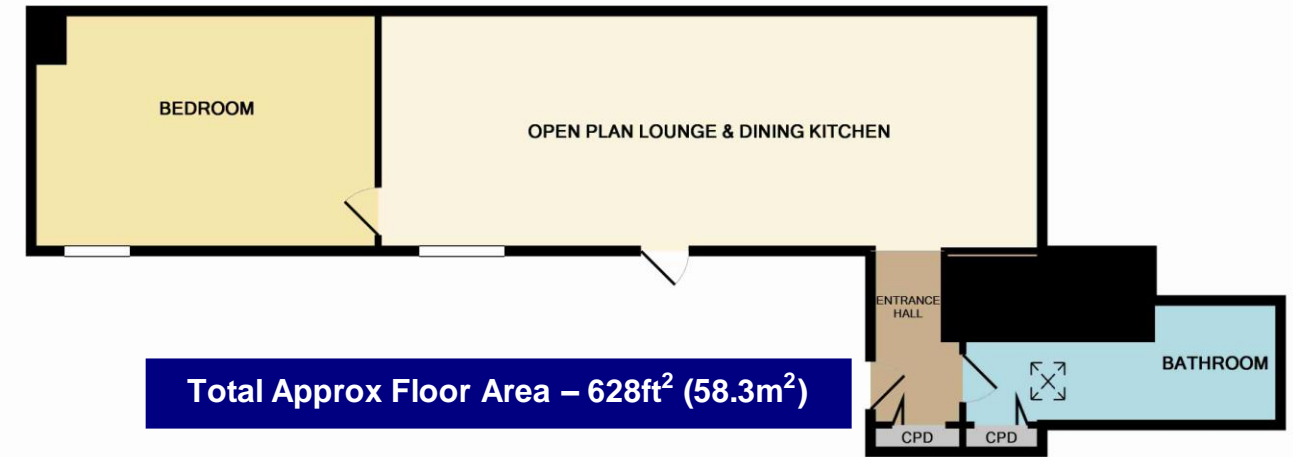
### Contemporary Bathroom

5' 8" x 14' 9" (1.74m x 4.50m)

White suite comprising: Large p-shaped panelled bath with fitted power shower and screen, pedestal wash hand basin, close coupled Wc, contemporary tiled surfaces of walls and floor with under-floor heating and Velux skylight to ceiling.

### Open Plan Living Area

10' 11" x 30' 8" (3.34m x 9.37m)



**Dining Kitchen Area:** Range of modern units with complementing worktop surfaces over, built-in stainless steel double oven with inset four ring ceramic hob and stainless steel extractor hood over, large built-in fridge/freezer, built-in dishwasher and high quality oak flooring with under-floor heating.

**Lounge Area:** uPVC double glazed door, large sash style uPVC double glazed window overlooking the private courtyard with large window seat, high quality oak flooring with under-floor heating and solid oak door into:

**Double Bedroom:** 11' 1" x 16' 0" (3.39m x 4.90m) Oak flooring, under-floor heating, TV points and large sash style uPVC double glazed window with window seat.

**Outside:** Spacious private paved courtyard which incorporates 7 original pillars from the chapel to create a long and attractive pergola. A pathway leads to the parking area to the rear.

**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. Take the pathway at the side of number 4 and the steps down to the courtyard of number 5.

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

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

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

999 years remaining from July 2010  
Ground rent - £5 p.a.

**Above to be confirmed.**

**Viewing by Appointment:** Tel: 01286 677774

Email: caernarfon@dafyddhardy.co.uk

Energy Performance Certificate			
5 Chapel Brynrefail Brynrefail CAERNARFON LL55 3NR		Dwelling type: Ground-floor flat Date of assessment: 28 March 2012 Date of certificate: 30 March 2012 Reference number: 8452-6827-0810-0638-9926 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		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions
(92 plus) A			(82 plus) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D		71 72	(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(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	265 kWh/m <sup>2</sup> per year	259 kWh/m <sup>2</sup> per year	
Carbon dioxide emissions	2.6 tonnes per year	2.6 tonnes per year	
Lighting	£62 per year	£35 per year	
Heating	£296 per year	£307 per year	
Hot water	£153 per year	£153 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.			
Remember to look for the Energy Saving Trust 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.			