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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 gwirio 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 gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o contract.

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Cwr Y Coed, Tregarth, Bangor, Gwynedd LL57 4PN • New Price £165,000
Are you looking for a house with fantastic possibilities, then this is it!

- Detached Bungalow
- Spacious Lounge With Views To Front & Side
- Modernised Kitchen
- 3 Bedrooms
- Shower Room
- Oil Central Heating
- Double Glazing
- Garage, Store Room, Workshop & Wc
- Off Road Parking
- Gardens To Front & Back



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157 High Street, Bangor, Gwynedd LL57 1NU

Cwr Y Coed, Tregarth, Bangor, Gwynedd, LL57 4PN North Wales



Description

Located in the popular village of Tregarth, this 3 bedroom detached bungalow, with garage, workshop and storage, provides comfortable family living. This spacious property is situated within a rural environment, overlooking the hills of Snowdonia to the front and countryside views to the rear. The accommodation comprises; Entrance Hall, 3 Bedrooms, recently modernised Shower Room with all white units and laminated floor, a large Kitchen/Diner with modern units and back door to rear garden and a spacious Lounge with windows to side and front. There is also the fantastic bonus of the large Garage facility to the basement which has 3 additional storage/workshop spaces or potential rooms that could be developed to create a very versatile home or work/life possibility, subject to relevant planning consents.



Location

The property is situated in the centre of the village of Tregarth which is just off the A5 London to Holyhead trunk road which runs through the adjoining town of Bethesda on the edge of the spectacular Snowdonia National Park. Tregarth has a village pub and primary school whilst Bethesda boasts a secondary school and 2 primary schools, leisure centre, doctor and dental surgeries, cricket/bowls club plus local shops. The university city of Bangor and Ysbyty Gwynedd Hospital lie approximately 5 miles distance whilst the A55 Expressway, the main artery between Chester and Holyhead which affords easy access to the Isle of Anglesey and the eastbound North Wales coastal resorts, is a short drive away. This is the perfect location for those wanting a taste of rural life whilst being within reach of a host of amenities and attractions.



Property Features

- Lounge: 19' 0" x 15' 3" (5.81m x 4.65m)
- Kitchen/Diner: 11' 3" x 12' 1" (3.44m x 3.69m)
- Bedroom 1: 12' 1" x 15' 1" (3.70m x 4.61m)
- Bedroom 2: 8' 7" x 11' 4" (2.64m x 3.47m)
- Bedroom 3: 7' 6" x 8' 7" (2.30m x 2.64m)
- Shower Room: 6' 8" x 7' 8" (2.04m x 2.35m)
- Garage: 19' 0" X 15' 3" (5.81m x 4.65m)
- Store Room: 15' 2" x 5' 2" (4.64m x 1.60m)
- Workshop Area 1: 15' 3" x 12' 3" (4.65m x 3.75m)
- Workshop Area 2: 11' 5" x 8' 8" (3.50m x 2.65m)



Total Approx Floor Area – 1629ft² (151.3m²)

Outside

The Bungalow, which is elevated and sits on a corner plot, has the advantage of views over the Snowdonia countryside, with an established shrubbed garden and rockery to the front, a drive to the side and rear and an integral garage which houses the oil fired Central Heating Boiler, there are power points to the garage and workshop areas and WC. A rear concrete and lawned area includes a greenhouse which takes advantage of the sunny position.

Directions

From the Bangor direction proceed along the A5 towards Llandegai. At the flyover roundabout, move into the right hand lane towards the One Stop Garage. At the roundabout turn right and follow the signs for Tregarth. After entering the village of Tregarth, you will see the Chapel on the right hand side. Take the first right after the Chapel and the property will be seen immediately on your left hand side.

Services

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

Heating

Oil central 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.

Energy Performance Certificate

Cwr y Coed, Dob, Tregarth, BANGOR, LL57 4PN

Dwelling type: Detached bungalow

Date of assessment: 22 July 2014

Date of certificate: 23 July 2014

Reference number: 2728-8036-7293-2554-8954

Type of assessment: RdSAP, existing dwelling

Total floor area: 95 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:

£ 3,294

Over 3 years you could save

£ 927

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 171 over 3 years	£ 171 over 3 years	
Heating	£ 2,445 over 3 years	£ 1,762 over 3 years	
Hot Water	£ 678 over 3 years	£ 414 over 3 years	
Totals	£ 3,294	£ 2,367	You could save £ 927 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(12 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-10) G

Not energy efficient - higher running costs

Current

Potential

61

62

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).

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 Floor insulation	£800 - £1,200	£ 534	✓
2 Heating controls (room thermostat)	£350 - £450	£ 180	✓
3 Solar water heating	£4,000 - £6,000	£ 216	✓

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.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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