



DAFYDD HARDY

LETTINGS & PROPERTY MANAGEMENT

Y Felinheli

8 Ffordd Heulyn, Menai Marina, Y Felinheli, LL56 4QT

To Let: £795pcm

EPC Band: C

Council Tax: F



A Well Presented Furnished Property located on the waterfront with superb views along the Menai Straits. The accommodation which is furnished is served by Gas Central Heating and comprises; Hallway, 2 Double Bedrooms (master with en-suite Shower Room) Single Bedroom, Utility Room, first floor, Spacious Lounge/Diner, door onto Balcony with Sea Views, double doors to Fitted Breakfast Kitchen with built in appliances,

- **Furnished Let**
- **Sorry No DSS, Students, Pets or Smokers**
- **Viewing Recommended**
- **Charges Referencing Fee £90.00**
- **Completion Fee £75.00**





Directions: Into Y Felinheli, turn right at the Halfway house down towards the Marina, go over the bridge, pass the Pink Palace on your left and take the 2nd turning on your left into Ffordd Garnedd, drive through Ffordd Garnedd and take the 2nd turning on your right into Ffordd Heulyn.



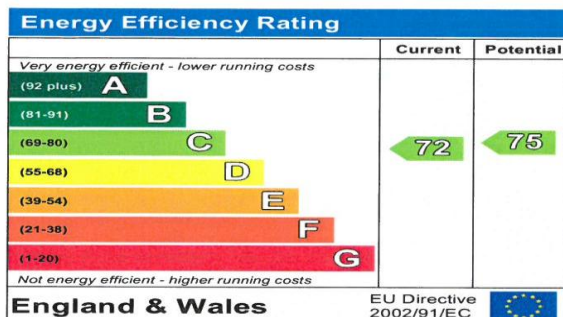
Energy Performance Certificate



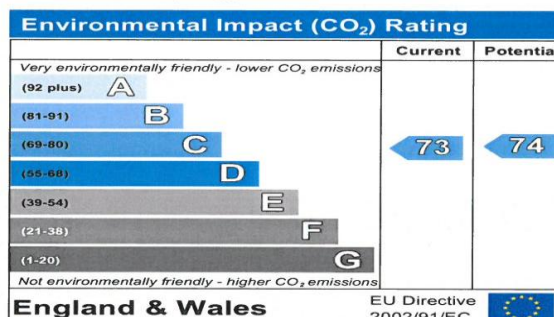
8, Ffordd Heulyn
Y FELINHELI
LL56 4QT

Dwelling type: End-terrace house
Date of assessment: 06 October 2008
Date of certificate: 06 October 2008
Reference number: 8128-6920-5709-8146-0006
Total floor area: 124 m²

This home's performance is rated in terms of energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO₂) emissions.



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 (CO₂) emissions. The higher the rating the less impact it has on the environment.

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	170 kWh/m ² per year	160 kWh/m ² per year
Carbon dioxide emissions	3.4 tonnes per year	3.3 tonnes per year
Lighting	£119 per year	£60 per year
Heating	£424 per year	£436 per year
Hot water	£95 per year	£95 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



The address and energy rating of the dwelling in this EPC may be given to EST to provide information on financial help for improving its energy performance.

For advice on how to take action and to find out about offers available to help make your home more energy efficient, call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome