



DAFYDD HARDY

LETTINGS & PROPERTY MANAGEMENT

## Bethesda

33 Braich Melyn, Bethesda, Bangor, Gwynedd, LL57 3RD

To Let: £495pcm

EPC Band: D

Council Tax Band: C

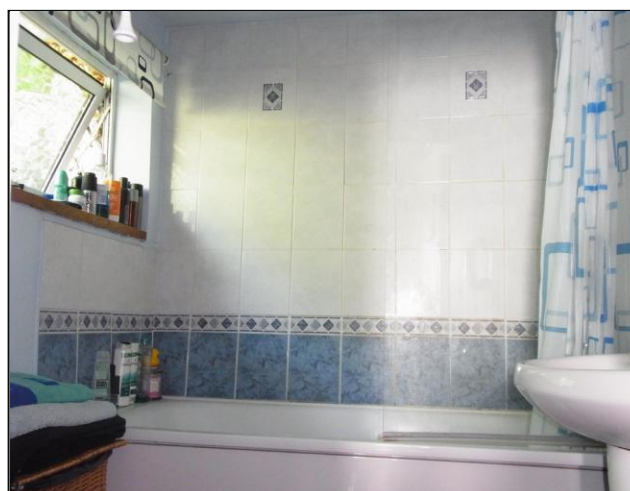


A well Maintained 1 Bedroom Welsh Cottage located on the outskirts of Bethesda, The property Consists of lounge with Large inglenook fireplace & wood stove , Dinning room, compact Kitchen and Bathroom to ground floor, Crog loft double bedroom to first floor, Large Garden to rear and street Parking, Gas central Heating.

- Viewing Recommended
- Would Suit Single Professional Person
- Full Furnished
- No Dss, Smokers or Pets
- Charges £90 Referencing  
Completion Fee £75.00







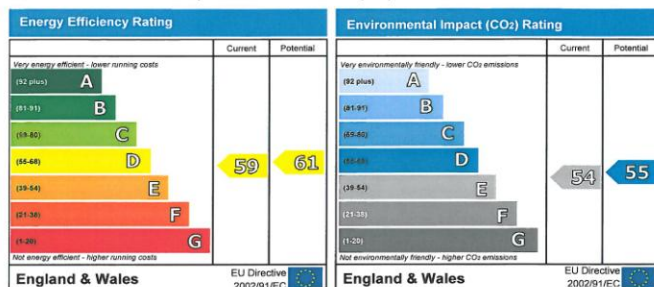
### Energy Performance Certificate



33,  
Braichmelyn, Bethesda,  
BANGOR,  
LL57 3RD

Dwelling type: Mid-terrace bungalow  
Date of assessment: 22 September 2009  
Date of certificate: 22 September 2009  
Reference number: 8505-8726-3720-0526-5113  
Total floor area: 49 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.



England & Wales

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.

England & Wales

The environmental impact rating is a measure of this 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	397 kWh/m <sup>2</sup> per year	388 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	3.2 tonnes per year	3.2 tonnes per year
Lighting	£48 per year	£24 per year
Heating	£513 per year	£517 per year
Hot water	£75 per year	£75 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.



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.

For advice on how to take action and to find out about offers available to make your home more energy efficient, call 0800 512 612 or visit [www.energysavingtrust.org.uk/myhome](http://www.energysavingtrust.org.uk/myhome)

**Directions:** From Bangor Heading to the village of Bethesda follow the road though the village passing football field on right and large factory on left taking a left turn for Braich Melyn and drive up the hill for about 200 yds property on right