



Eiddo
**susan
jones**
Properties

Bodegroes Terrace, Efailnewydd, LL53

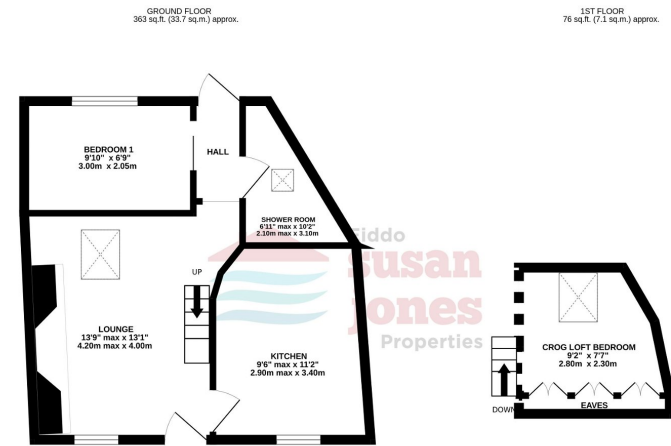
£157,995

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- Bwthyn llawn cymeriad
- Lolfa gyda Inglenook a stôf
- Patio a gardd
- Ground floor bedroom and crog loft
- uPVC Triple glazing to front, double glazed to the rear
- 2 Lofft, cegin ac ymolchfa
- Ffenestri gwydr dwbl
- Mid terrace cottage that's full of character and charm
- Lounge with Inglenook and stove
- 2 Sheds (attached to each other), patio and garden





TOTAL FLOOR AREA: 430 sq.ft. (40.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of floor, wall, ceiling and any other areas 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 survey, agencies and applicants whose name and been listed and no guarantee as to their aptitude or efficiency can be given.
Made with Metreplan C1024.



Chwilio am fwythyn sydd llawn cymeriad? Mae yna ffenestri gwydr treblu i'r tu blaen, stôf i'r lolfa, patio a gardd. Looking for a quirky cottage that's full of character and charm? Here you'll find triple glazing to the front, Inglenook with stove, crog loft, patio and garden.

Energy performance certificate (EPC)

Energy rating	Valid until	22 March 2023
D	Certificate number	2271-3614-8097-8832-726
Property type		Mid-terrace house
Total floor area		56 square metres

Rules on letting this property

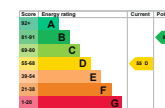
Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-er-rated-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-er-rated-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)



The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Penbrynuddig, Abererch,
Pwllheli, Gwynedd
LL53 6BZ

www.SusanJones.Cymru
susan@susanjones.cymru
01758 614511 | 07787 124587

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements