

GROUND FLOOR  
APPROX. FLOOR  
AREA 1000 SQ.F.T.  
(92.9 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 579 SQ.F.T.  
(53.8 SQ.M.)

**Energy Performance Certificate**



Cilgwythwch, Caethro, CAERNARFON, LL55 2TN  
Dwelling type: Detached house Reference number: 0546-2859-7367-9526-9491  
Date of assessment: 21 June 2016 Type of assessment: RdSAP, existing dwelling  
Date of certificate: 21 June 2016 Total floor area: 124 m<sup>2</sup>

**Use this document to:**

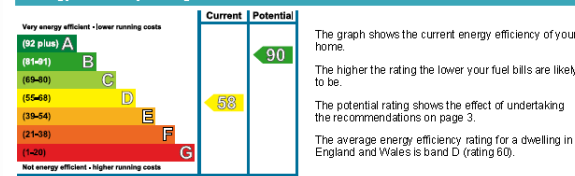
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 3,687
Over 3 years you could save	£ 663

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 231 over 3 years	£ 231 over 3 years	
Heating	£ 2,793 over 3 years	£ 2,262 over 3 years	
Hot Water	£ 663 over 3 years	£ 531 over 3 years	
<b>Totals</b>	<b>£ 3,687</b>	<b>£ 3,024</b>	<b>You could save £ 663 over 3 years</b>

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**



**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 (solid floor)	£4,000 - £8,000	£ 225	✓
2 Draught proofing	£80 - £120	£ 72	✓
3 Heating controls (room thermostat)	£350 - £450	£ 147	✓

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](http://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.



**TOTAL APPROX. FLOOR AREA 1579 SQ.F.T. (146.7 SQ.M.)**

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metriplex ©2015

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

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.



**Cilgwythwch, Caethro, Gwynedd LL55 2TN • New Price £340,000**  
*Living in a house, a very fine house in the country - with 6 Acres and barns/outbuildings!*

- Appealing Double Fronted Detached Residence
- Includes Land Of Approximately 6 Acres
- 3 Bedrooms & 2 Reception Rooms
- Well-Presented - Sympathetically Modernised
- Quality Interior Retaining Many Original Features
- uPVC Double Glazing & Oil Central Heating
- Fine Countryside & Distant Sea Views
- Large Barn, Attached Annexe & Further Outbuilding
- Pleasant Unspoilt Countryside Location
- Viewing Simply A Must To Fully Appreciate



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF



## Cilgwythwch, Caethro, Caernarfon, Gwynedd LL55 2TN North Wales



### Description

A particularly attractive stone built traditional Double Fronted Detached Residence (a former farmhouse) located in an enviable countryside location yet highly accessible, being only some 2½ miles away from the main historic town of Caernarfon. **The property comes complete with land totalling approximately 6 Acres as well as a sizeable barn and useful outbuildings.** Enjoying excellent countryside views, there are even glimpses of the sea in the distance. Cilgwythwch exudes much character (retaining many original features) yet has been sympathetically renovated and modernised throughout, making this a desirable and practical family home with much scope to develop the adjoining annexe - subject to any planning consents and approvals. Some nice touches are the inclusion of internal oak doors and oak flooring which complements this style of property as well as sash style windows (modern uPVC units). There's a feature stone wall to the lounge complete with an inglenook fireplace housing an oil fired stove. The attached utility and shower room would benefit from being modernised yet together they add greatly to the flexibility and practicality of this residence - it links the house to the attached annexe (a former mill with external wheel still in situ!) which is useable and could be converted into a granny annexe or studio apartment (consult the local planning department). Benefiting from uPVC double glazing (the single storey utility area is single glazed) and oil central heating, the accommodation affords: rear Porch, Dining Room, Lounge, Study, Kitchen, Utility, Shower Room, Landing, 3 Bedrooms and Bathroom.

### Location

The property is located in a quiet countryside setting, roughly equidistant between the town of Caernarfon and the village of Llanrug. Access to the university city of Bangor, Llanberis, the Snowdonia National Park and coastline is made easy by the excellent road network nearby, so you can enjoy rural life without the hassle. Nearby Caernarfon has a great deal of appeal, offering excellent facilities and services as well as numerous schools, an extensive array of leisure facilities as well as supermarkets and shops. The attractive dockside area is also home to a restaurants, gym facilities and a theatre. Caernarfon is the administrative centre for Gwynedd and enjoys a vibrant town centre with a magnificent 13th century castle as its main focal point. The city of Bangor is some 9 miles distant with easy access to the A55 Expressway and the Snowdonia National Park is practically on your doorstep.



### Property Features

#### Lounge

17' 0" X 14' 11" (5.19m X 4.56m)

#### Study

11' 8" X 8' 9" (3.56m X 2.69m)

#### Kitchen

8' 8" X 8' 5" (2.66m X 2.58m)

#### Dining Room

11' 11" X 14' 2" (3.65m X 4.34m Max)

#### Utility Hall

8' 2" X 12' 6" (2.51m X 3.83m Max)

#### Shower Room

8' 11" X 7' 5" (2.74m X 2.28m)

#### Landing

#### Bedroom 1

11' 11" X 14' 4" (3.65m X 4.37m)

#### Bedroom 2

9' 3" X 15' 4" (2.84m X 4.69m Max)

#### Bedroom 3

16' 9" X 8' 3" (5.13m X 2.52m)

#### Bathroom

7' 1" X 8' 4" (2.17m X 2.56m)

#### Outside

The property is approached via a walled driveway which leads to a large gravelled private parking area. There are spacious lawned gardens to the front and rear as well as an outbuilding and former pigsty. Attached to the property is a further outbuilding/annexe (mill) complete with original wheel. To the rear stands a sizeable barn which is currently used for storage. With land of approximately 6 Acres, adjacent to the property, on the south side is a large field (with pond) and a gated access point. A further parcel of land is located opposite the entrance driveway and a further paddock/field located just a few hundred yards away, again with a gated access point.

#### Annexe

16' 9" X 12' 9" (5.13m X 3.89m)

#### Store

5' 3" X 12' 3" (1.62m X 3.75m)

### Directions

From Caernarfon, follow the A4086 in the direction of Llanberis. Proceed past the Seiont Nurseries on your right and the Sopna Indian Restaurant also on your right and continue over a stone bridge (Pontrug) turning right, signposted Porthmadog/Pwllheli. Take the next left turning after approximately 100 yards and follow this lane for roughly ½ mile where you will find the driveway for Cilgwythwch on your left hand side.

### Services

We are informed by the seller this property benefits from mains Electricity. Private water supply (pumped ground spring) 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.

### Viewing by Appointment

Tel: 01286 677774

Email: caernarfon@dafyddhardy.co.uk



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