

TO LET

**55A High Street,
Bala, LL23 7AF**

£435 pcm



First and Second Floor Spacious Three Bedroom Flat with Night Storage Heaters and UPVC double glazed windows.

- **Three bedrooms**
- **Night storage heaters**
- **Situated on the High Street**
- **Furnished or unfurnished**

Directions:

Left from the agents' office and the flat is situated on the left by the pedestrian crossing.

Accommodation (with approximate room sizes):

Front Entrance: Stairs leading up to first floor having laminated wood effect flooring. Night storage heater. Stairs to second floor.

Sitting Room: 4.88m x 3.29m (16'0" x 10'9")
Living flame electric fire on a slate hearth and tiled surround having a wood mantel. UPVC double glazed window. Night storage heater. Laminated wood effect flooring. Coving to ceiling.

Kitchen:



4.03m x 3.10m (13'2" x 10'2")
Fitted with a range of wall hung and base storage units having drawers, laminated worktops and tiled surrounds. Ceramic electric hob and oven. Integrated dishwasher. Single drainer stainless steel sink unit with mixer tap fitted over. Plumbing for an automatic washing machine. UPVC double glazed window. Laminated wood effect flooring. Night storage heater. Coving to ceiling.

Bathroom & WC: Fully tiled walls. Three piece white suite comprising panelled bath, close coupled w.c. and pedestal wash hand basin. UPVC double glazed window. Lino floor covering.

Bedroom 3: 3.54m x 2.33m (11'7" x 7'7")
UPVC double glazed window. Laminated wood effect flooring. Night storage heater. Telephone point.

Second Floor Landing: Single glazed roof light.

Bedroom 1: 4.05m x 3.92m (13'3" x 12'10")
Built in wardrobes to one wall. Night storage heater. Two double glazed windows.

Bedroom 2:

4.12m x 2.76m (13'6" x 9'0")

Built in airing cupboard housing the hot water cylinder. Night storage heater. UPVC double glazed window.

Shower Room and WC:



Fully tiled walls. Shower cubicle with sliding glass doors. Close coupled w.c. and pedestal wash hand basin. Lino floor covering.

EPC:

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental (CO ₂) Impact Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	

LOCAL AUTHORITY:

Gwynedd Council - (01341) 422341
Council Tax Band 'C'

Viewing:

By appointment with the Bala Agents, R.G.Jones
Tel: (01678) 520 495 Fax: (01678) 521 531

e-mail: bala@rgjones-property.co.uk

website: www.rgjones-property.co.uk

NOTE:

Messrs. R. G. Jones for themselves and for the Vendors of this property whose Agents they are give notice that:

- (i) the particulars are set out as a general outline only for the guidance of intended tenants and do not constitute, nor constitute part of, an offer or contract;
- (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them;
- (iii) No person in the employment of Messrs. R. G. Jones has any authority to make or give any representation or warranty whatever in relation to this property.

Thinking of moving to Wales?

www.movingtowales.com



LH/BLLE/RL062

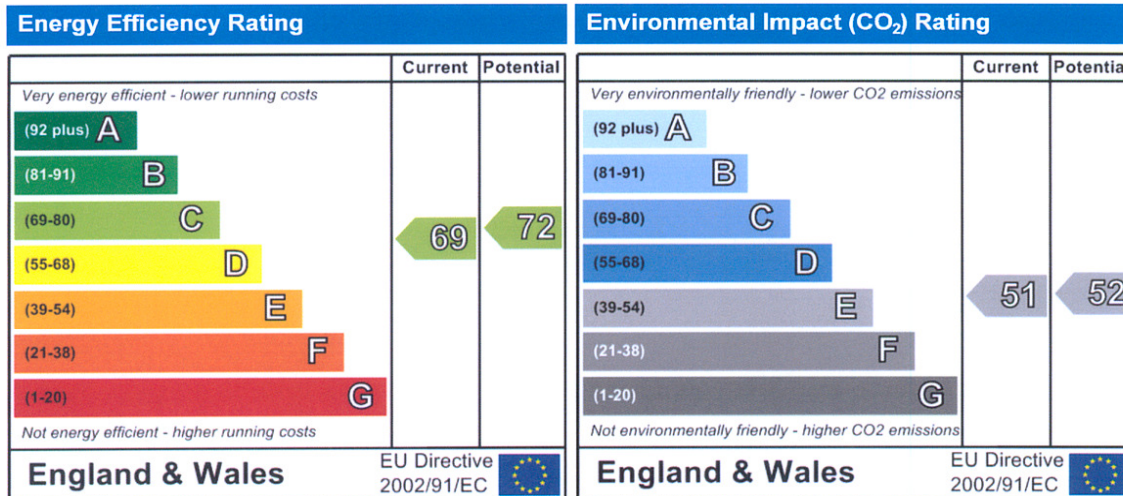
Energy Performance Certificate



55a, Stryd Fawr
BALA
LL23 7AF

Dwelling type: Mid-floor flat
Date of assessment: 11 January 2012
Date of certificate: 11 January 2012
Reference number: 8008-8699-7429-8896-3923
Type of assessment: RdSAP, existing dwelling
Total floor area: 109 m²

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 (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	297 kWh/m ² per year	286 kWh/m ² per year
Carbon dioxide emissions	5.8 tonnes per year	5.5 tonnes per year
Lighting	£87 per year	£64 per year
Heating	£592 per year	£537 per year
Hot water	£148 per year	£148 per year

You could save up to £79 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc.; nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.



Remember to look for the Energy Saving Trust Recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market.

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.