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**8 Dol Goch, Bethesda, Bangor, Gwynedd LL57 3LT • £75,000**

*A quaint cottage now in need of some love - the potential here is definitely an exciting prospect!*

- Traditional Mid Terrace Welsh Cottage
- Charming Old World Accommodation
- 1 Bedroom, Bathroom & Croglot
- Lounge With Feature Open Fireplace
- Predominantly Double Glazed
- Pleasant Aspect With Snowdonia Views
- Lawned Gardens Front & Rear
- Scope To Be Enlarged - Subject To Planning
- Requires Renovation & Updating
- Fabulous Opportunity - Viewing Essential



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 d'n os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad 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 gynewydd 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.

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156 High Street, Bangor, Gwynedd LL57 1NU

## 8 Dol Goch, Bethesda, Bangor, Gwynedd LL57 3LT North Wales



### Description

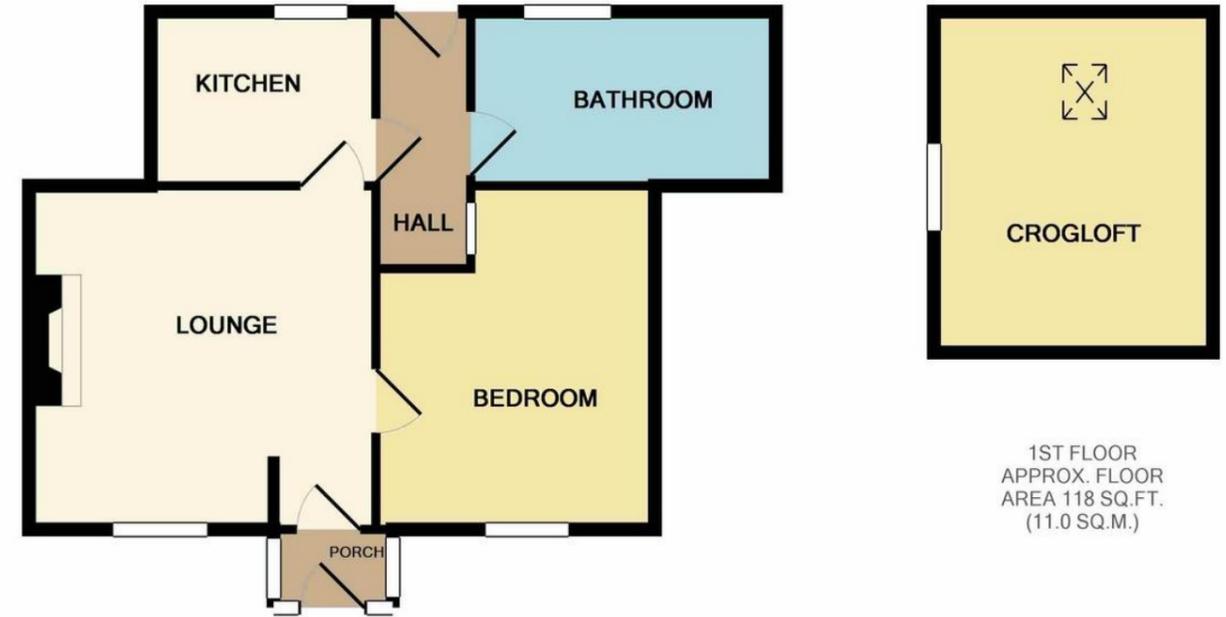
As quaint as they come and like stepping back in time - this charming Welsh Cottage, situated amongst similar terraced residences and backing onto open farmland, is positioned along the popular Bangor Road on the edge of the village of Bethesda and therefore conveniently placed for village amenities, the A55 expressway and the university city of Bangor. Its location also affords easy access to the Snowdonia National Park, of which Bethesda stands on its boundary. The property enjoys a south westerly aspect with fine views of the surrounding countryside, the Nant Francon Valley and Snowdonia Mountains. The cottage offers compact accommodation with a lounge sporting a high ceiling and open fireplace with access off the rear hall to a crogloft which has been utilised as a second bedroom in the past. There's also the advantage of gardens front and rear. Whilst the property requires a program of full renovation work and updating, there is also scope to enlarge the accommodation to the rear which would go some way to making this a highly appealing property - subject to building consents and approvals. The cottage comes partially double glazed (timber to the front, modern uPVC to the rear). The accommodation briefly comprises: Porch, Lounge, Kitchen, Bedroom, Bathroom and Crogloft. Viewing essential.

### Location

The property is situated on the edge of the popular village of Bethesda on the historic A5 London to Holyhead road bordering the spectacular Snowdonia National Park. The city of Bangor lies approximately 5 miles distant and is just minutes from the main A55 expressway. A wide range of goods, services and amenities can be found in the village of Bethesda, with 3 village stores as well as a number of independent traders, eateries, pubs, schools, a modern health centre, leisure centre and for the adventurous - the longest zip wire ride in Europe. Bangor is well known for its university and offers a vast choice of retailers as well as national rail links, providing a service to London in just over 3 hours. Snowdonia is practically on your doorstep too with magnificent mountains, valleys and lakes, allowing for a range of outdoor activities to be enjoyed from hill walking, mountaineering and climbing.

### Property Features

- Porch:**
- Lounge:** 12' 2" x 12' 1" (3.72m x 3.69m)
- Kitchen:** 7' 11" x 6' 1" (2.42m x 1.86m)
- Bedroom:** 9' 9" x 12' 0" (2.99m x 3.67m) max
- Bathroom:** 10' 8" x 6' 0" (3.27m x 1.85m)
- Crogloft:** 9' 11" x 12' 0" (3.03m x 3.66m) max  
Part restricted headroom.



GROUND FLOOR  
APPROX. FLOOR  
AREA 413 SQ.FT.  
(38.4 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 118 SQ.FT.  
(11.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 531 SQ.FT. (49.4 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 Metropix ©2018

### Outside

To the front is a lawned garden either side of the pathway and a coal store. To the rear is a further lawned garden with a shrubbery, fruit trees and garden shed.

### Directions

From our Bangor office, follow the A5 in the direction of Betws-y-Coed/Bethesda. Having passed the Bryn Bella crossroads, proceed towards Bethesda onto Bangor Road where you will see some terraced cottages on your left. No.8 is the third cottage along.

### Services

We are informed by the seller this property benefits from mains Water, Electricity and Drainage.

### 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.

### Energy Performance Certificate

8, Dol Goch, Bethesda, BANGOR, LL57 3LT  
Dwelling type: Mid-terrace bungalow  
Date of assessment: 04 December 2018  
Date of certificate: 04 December 2018  
Reference number: 9966-2814-7826-9708-2795  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 51 m<sup>2</sup>

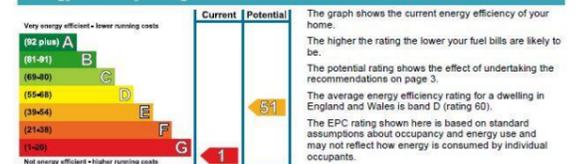
Use this document to:  
\* Compare current ratings of properties to see which properties are more energy efficient  
\* Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years: £ 6,684  
Over 3 years you could save £ 3,372

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 177 over 3 years	
Heating	£ 5,484 over 3 years	£ 2,712 over 3 years	You could save £ 3,372 over 3 years
Hot Water	£ 1,023 over 3 years	£ 423 over 3 years	
<b>Totals</b>	<b>£ 6,684</b>	<b>£ 3,312</b>	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and 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
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 708
2 Room-in-roof insulation	£1,500 - £2,700	£ 1,587
3 Floor insulation (solid floor)	£4,000 - £6,000	£ 210

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.gov.uk/energy-grants-calculator](http://www.gov.uk/energy-grants-calculator) or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.