



Energy Performance Certificate

Seibiant, Llanfaelog, TY CROES, LL63 5TU

Dwelling type: Detached house

Reference number: 9318-4055-7287-6331-4934

Date of assessment: 19 March 2019

Type of assessment: RdSAP, existing dwelling

Date of certificate: 19 March 2019

Total floor area: 160 m²

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:

£ 3,471

Over 3 years you could save

£ 678

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 447 over 3 years	£ 273 over 3 years	
Heating	£ 2,490 over 3 years	£ 2,091 over 3 years	
Hot Water	£ 534 over 3 years	£ 429 over 3 years	
Totals	£ 3,471	£ 2,793	

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

Very energy efficient - lower running costs

The graph shows a scale from 1 to 100. The current rating is 75 (D) and the potential rating is 60 (E). The scale is divided into bands: A (82+), B (69-81), C (55-68), D (39-54), E (21-38), F (9-20), and G (1-8). The current rating is marked with a green arrow pointing to 75, and the potential rating is marked with a green arrow pointing to 60.

Not energy efficient - higher running costs

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

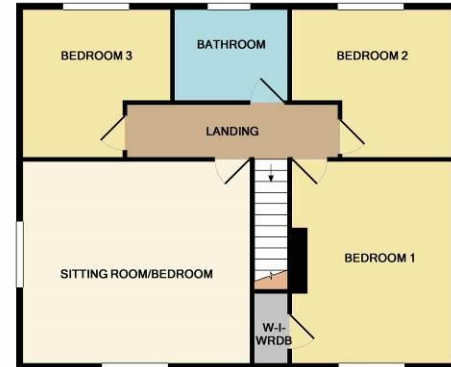
Top actions you can take to save money and make your home more efficient

Recommended measures

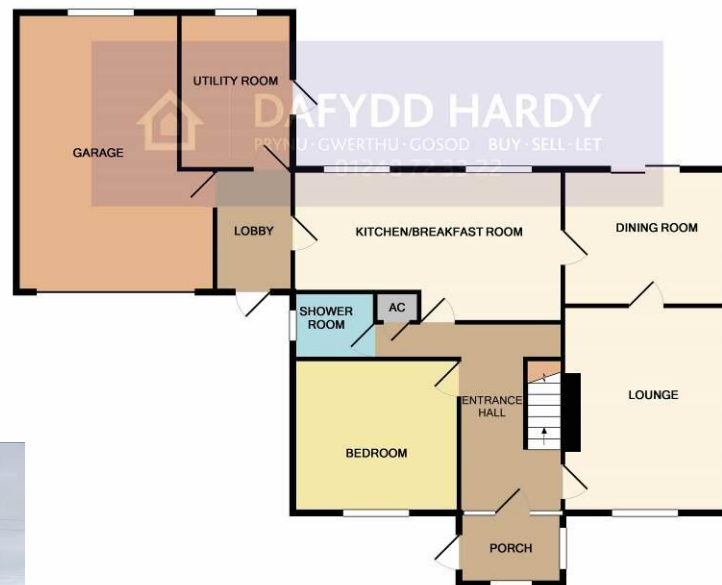
Recommended measures	Indicative cost	Typical savings over 3 years
1 Increase loft insulation to 270 mm	£100 - £350	£ 78
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 228
3 Low energy lighting for all fixed outlets	£50	£ 144

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 or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.



1ST FLOOR
APPROX. FLOOR
AREA 802 SQ.FT.
(74.5 SQ.M.)



GROUND FLOOR
APPROX. FLOOR
AREA 1199 SQ.FT.
(111.3 SQ.M.)
TOTAL APPROX. FLOOR AREA 2001 SQ.FT. (185.9 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.
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Seibiant, Llanfaelog, Anglesey LL63 5TU • £495,000

A wonderful family home, just a stones throw from the fabulous resort of Rhosneigr.

- Impressive Detached House
- 4/5 Double Bedrooms & Family Bathroom
- Maintained To An Exceptional Standard
- Sizeable Lounge & Dining Room
- Spacious Fitted Kitchen & Utility Room
- Double Glazing & Oil Fired Central Heating
- Front, Side & Rear Lawned Gardens
- Attached Double Garage & Off Road Parking
- Picturesque Village Setting
- Viewing Is Highly Recommended



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Seibiant, Llanfaelog, Anglesey LL63 5TU North Wales



Description

If you are seeking a substantial family home or holiday retreat in a village setting on Anglesey, we would highly recommend that you view this impressive Detached House that is located in a sought after residential neighbourhood on the outskirts of the picturesque village of Llanfaelog, enjoying spectacular country views from many parts of the property. The dwelling was built to a high specification in 1996 by the present owners, who have since maintained it to an exceptional standard. The well-proportioned accommodation, which benefits from Hardwood Double Glazing and an Oil Fired Combi System, providing Central Heating and Domestic Hot Water, includes on the ground floor; an Entrance Hall, a Sizeable Lounge and Dining Room, a Spacious Fitted Kitchen/Breakfast with an adjoining Lobby and Utility Room, a Double Bedroom and a Family Size Shower Room. A Family Bathroom and 4 Double Bedrooms, of which Bedroom 4 is currently utilised as a Large Sitting Room, can all be found on the first floor.

Location

The picturesque village of Llanfaelog is just a stones throw from the celebrated resort of Rhosneigr, which is renowned for its water sporting facilities and superb coastline as well as offering a convenience store and post office together with a variety of restaurants, hotels and public houses. Llanfaelog is also well placed for the many other coastal and rural attractions that are to be found on Anglesey's west coast, including Aberffraw, Malltraeth and Newborough's wonderful Llanddwyn Beach. Easy access is facilitated via the A55 expressway, which is approximately 3 miles from the property, allowing rapid commuting throughout Anglesey to the mainland and beyond. The nearby towns of Holyhead and Llangefni along with their neighbouring communities, ensure that with a wide range of shops, essential services and recreational facilities, your needs are well catered for. Additionally, Holyhead provides daily sailings to and from Ireland and a first rate intercity train service.

Property Features:

Porch

Entrance Hall

Lounge:	14' 9" x 11' 11" (4.52m x 3.64m)
Dining Room:	11' 11" x 9' 9" (3.64m x 2.98m)
Kitchen/Breakfast:	19' 4" x 10' 11" (5.90m x 3.34m)
Lobby	
Shower Room:	5' 10" x 4' 9" (1.80m x 1.46m)
Bedroom 4:	11' 10" x 11' 0" (3.63m x 3.36m)

First Floor Landing

Bedroom 5:	16' 7" x 14' 9" (5.08m x 4.52m)
Bedroom 1:	14' 9" x 11' 11" (4.52m x 3.64m)
Bedroom 2:	11' 11" x 10' 11" (3.64m x 3.34m)
Bedroom 3:	10' 11" x 10' 11" (3.34m x 3.34m)
Bathroom:	8' 4" x 6' 10" (2.56m x 2.10m)

Outside: To the front, the residence is approached through a double gated entrance onto a sizeable tarmacadam forecourt that is complimented by attractive front and side lawned gardens, providing ample off road parking and general access to the property including an attached Double Garage that can be accessed from the house and the more generous and well-groomed rear lawned garden with the added advantage of an eye catching paved patio, a timber framed greenhouse/potting shed combination and a spacious block built workshop/storage area. In summer months, this garden is often a continuous suntrap, offering, when supervised a marvellous children's play area, as well as an ideal spot for outdoor dining and entertaining, or just relaxing.

Utility Room:	11' 2" x 8' 1" (3.42m x 2.48m)
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Garage:	20' 0" x 14' 2" (6.10m x 4.34m)
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Directions

From our Llangefni office, proceed to the A55 in the direction of Holyhead. Take the exit signposted Rhosneigr and follow this road until you enter the village of Llanfaelog. Turn right by the post office and follow this road for approximately ¼ of a mile. After passing a terrace of houses on the right, and then a similar terrace on the left, continue for about a further 250 yards and take the first left into a private entrance lane, which will take you to 2 houses. Seibiant is the house on the right hand side.

Services

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

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