



DOLGELLAU

Flat 10, Ffynhonnau Flats, Dolgellau, Gwynedd, LL40 1LY

To Let: £74.18 pw

EPC Band: C

Council Tax: A



Cartrefi Cymunedol Gwynedd (CCG) has a flat that have recently been renovated to let in Penrhyndeudraeth - a building that has been specially designed for older, disabled or vulnerable people who enjoy independent living.

- **1 Bed First Floor Apartment**
- **Spacious Lounge & Kitchen**
- **Central Heating System**
- **On Site Parking**
- **Designed For Older, Disabled Or Vulnerable People**
- **Subject To Eligibility Criteria**



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Energy Performance Certificate



Flat 10 Ffynhonnau, Springfield Street, DOLGELLAU, LL40 1LY

Dwelling type: Top-floor flat Reference number: 0126-2853-7835-9894-4531
Date of assessment: 17 July 2014 Type of assessment: RdSAP, existing dwelling
Date of certificate: 23 July 2014 Total floor area: 48 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

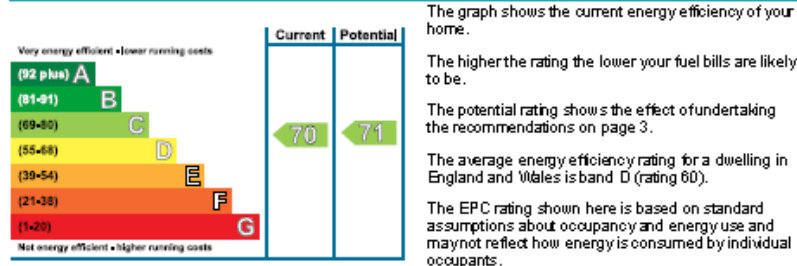
Estimated energy costs of dwelling for 3 years:	£ 1,509
Over 3 years you could save	£ 42

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 147 over 3 years	£ 96 over 3 years	
Heating	£ 642 over 3 years	£ 651 over 3 years	
Hot water	£ 720 over 3 years	£ 720 over 3 years	
Total	£ 1,509	£ 1,467	

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 measure	Indicative cost	Typical savings over 3 years
1. Low energy lighting for all fixed outlets	£15	£ 42

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-rates-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.