



DOLGELLAU

15 Henfaes, Dolgellau, Gwynedd, LL40 1SF

To Let: £79.44 per week

EPC Band: C

Council Tax: A



- **2 Bed Second Floor Flat**
- **Spacious Lounge & Kitchen**
- **Gas Central Heating**
- **Subject To Eligibility Criteria**

Two bedroom unfurnished flat to let in the town of Dolgellau.

The property benefits from:

Living room, Kitchen, Two bedrooms, Bathroom with bath and overhead shower, Gas central heating system, Communal garden, CCTV system & Fob door entry

For more information about local facilities go to www.gwynedd.llyw.cymru and enter the post code LL40 1SF in the Where I live box on the homepage.

To be considered for a social property you must be on the Gwynedd Common Housing Register. If you are not on the register the first step is to contact Gwynedd Housing Options:

Phone: 01286 685100

Email: opsiynautai@gwynedd.llyw.cymru



12 Y Maes, Caernarfon, Gwynedd LL55 2NF | caernarfon@dafyddhardy.co.uk | 01286 677774





Energy Performance Certificate



15, Henfaes, DOLGELLAU, LL40 1SF

Dwelling type: Mid-floor flat
Date of assessment: 22 February 2013
Date of certificate: 22 February 2013

Reference number: 8504-4320-5529-6727-9273
Type of assessment: RdSAP, existing dwelling
Total floor area: 52 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient

Estimated energy costs of dwelling for 3 years:

£ 1,089

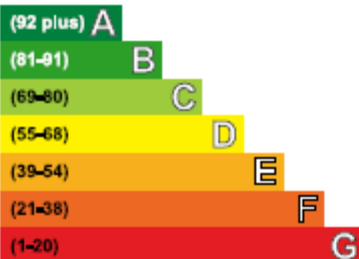
Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 96 over 3 years	£ 96 over 3 years	Not applicable
Heating	£ 888 over 3 years	£ 888 over 3 years	
Hot Water	£ 105 over 3 years	£ 105 over 3 years	
Totals	£ 1,089	£ 1,089	

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



Current	Potential
77	77

The graph shows the current energy efficiency of your home.

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

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.