



GRAYS

ESTATES

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TO LET



Flat B, 15 Gloddaeth Street,
Llandudno ref: GEL077

RENT - £525.00 pcm exclusive

Second Floor Flat
Newly re decorated
Two bedrooms
Great location

Gas Central Heating
Fitted kitchen
Modern bathroom
Bond - £625

For further information, please contact us on 01492 868516
And see this property on our website at www.graysestates.co.uk

Flat B, 15 Gloddaeth Street, Llandudno

This second floor flat is accessed by way of a communal front door leading to the communal hallway and stairs to all three floors.

Hallway

The entrance door gives access to the hallway with doors leading to the storage cupboard, lounge, kitchen, bathroom and both bedrooms. Heated by a radiator the hallway also contains the audio intercom system for callers.

Lounge 4.509m (14'9) x 3.800m (12'5) into alcove

A good sized room incorporating a feature fireplace (decorative only), large sash window. This room is heated by a radiator and has both tv and telephone points.



Kitchen 3.105m (10'2) x 3.002m (9'10)

Fitted with a range of wall and base units, a combination boiler is housed within a wall unit, there is a single drainer sink with mixer tap. There is plumbing for a washing machine and room for a fridge freezer. There is also space for either a gas or electric cooker. There is also space for a dining table and chairs.



Bedroom 1 4.519m (14'9) x 3.915m (12;10) into alcove

Incorporating a large sash window and heated by a radiator, this room also has both tv and telephone points.



Bedroom 2 4.065m (13'4) x 2.676m (8'9)

With two double glazed windows to the rear, this room is also heated by a radiator.

Bathroom

Incorporating a three piece suite in white comprising bath, hand wash basin and low level wc, this tiled room is heated by a radiator. There is an electric shower over the bath.

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Please note:

We have not tested any services, appliances or the central heating system. The presence of telephone points, television aerials and cables does not indicate a working system. The Landlord gives no warranty or guarantee in this regard and accepts no responsibility or liability.

EPC Page:

Energy Performance Certificate



Flat 2 15 Gloddaeth Street
LLANDUDNO
Gwynedd
LL30 2DD

Dwelling type: Mid-floor flat
Date of assessment: 17 September 2008
Date of certificate: 18 September 2008
Reference number: 8778-6821-5930-1013-8092
Total floor area: 71 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.

Energy Efficiency Rating		Environmental Impact Rating (CO ₂)	
Current	Potential	Current	Potential
83	84	83	83

Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home

	Current	Potential
Energy use	135 kWh/m ² per year	126 kWh/m ² per year
Carbon dioxide emissions	1.6 tonnes per year	1.5 tonnes per year
Lighting	£33 per year	£33 per year
Heating	£202 per year	£193 per year
Hot water	£84 per year	£79 per year

Based on standardised assumptions about occupancy, heating patterns and geographical location, the above table provides an indication of how much it will cost to provide lighting, heating and hot water to this home. The fuel costs only take into account the cost of fuel and not any associated service, maintenance or safety inspection. This certificate has been provided for comparative purposes only and enables one home to be compared with another. Always check the date the certificate was issued, because fuel prices can increase over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.

Remember to look for the energy saving recommended logo when buying energy-efficient product. It's a quick and easy way to identify the most energy-efficient products on the market. For advice on how to take action and to find out about offers available to help make your home more energy-efficient call 0800 512 012 or visit www.energysavingtrust.org.uk/myhome.

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Directions:

From our office, turn right and then carry straight on along Madoc Street. At the junction with Lloyd Street, carry on along Chapel Street, turning right onto Gloddaeth Street and this flat can be seen on the right hand side above William Hill.

Please note that all measurements are approximate. For further information please contact us on 01492 868516. Whilst we endeavour to make our rental particulars accurate and reliable, if there is any point which is of particular importance to you, please contact us and we would be pleased to confirm and verify the information.