

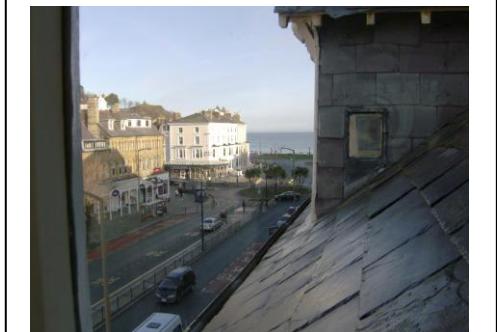


GRAYS ESTATES

Property
Live.co.uk



TO LET



Flat C, 15 Gloddaeth Street,
Llandudno ref: GEL078

RENT - £525.00 pcm exclusive

Third Floor Flat
Two bedrooms
Fitted kitchen

Gas Central Heating
Distant Views
Bond - £625.00

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

Flat C, 15 Gloddaeth Street, Llandudno

This third 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. Please note that there is no automatic door release mechanism for the communal front door.



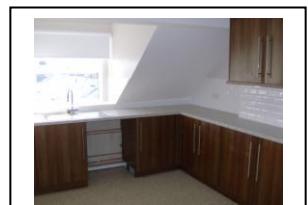
Lounge 4.531m (14'10) under eaves x 3.954m (12'11) into alcove

A good sized room incorporating a feature fireplace (decorative only), large sash window with small picture windows to each side affording views towards West Shore to one side and the Promenade to the other.

This room is heated by a radiator and has both tv and telephone points.

Kitchen 3.288m (10'9) under eaves x 3.226m (10'7)

Fitted 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.



Bedroom 1 4.510m (14'9) under eaves x 3.964m (13'0)

Incorporating a large sash window with small picture windows to each side affording views towards West Shore to one side and the Promenade to the other and heated by a radiator, this room also has both tv and telephone points.



Bedroom 2 4.122m (13'6) under eaves x 2.459m (8'0)

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

Bathroom

Incorporating a three piece suite in white, this tiled room is heated by a radiator. There is an electric shower over the bath.

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.

Flat C, 15 Gloddaeth Street, Llandudno

EPC Page:

Energy Performance Certificate																																																							
Flat 3 15 Gloddaeth Street LLANDUDNO Gwynedd LL30 2DD	Dwelling type: Top-floor flat Date of assessment: 17 September 2008 Date of certificate: 18 September 2008 Reference number: 8198-6821-5950-6093-8096 Total floor area: 71 m ²	SAP SUSTAINABLE APPROVED																																																					
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 (CO ₂) emissions.																																																							
Energy Efficiency Rating <table border="1"><thead><tr><th></th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>Very energy efficient - lower running costs (92-100)</td><td>A</td><td></td></tr><tr><td>(81-91)</td><td>B</td><td></td></tr><tr><td>(69-80)</td><td>C</td><td></td></tr><tr><td>(55-68)</td><td>D</td><td></td></tr><tr><td>(39-54)</td><td>E</td><td></td></tr><tr><td>(21-38)</td><td>F</td><td></td></tr><tr><td>(1-20)</td><td>G</td><td></td></tr><tr><td>Not energy efficient - higher running costs</td><td></td><td></td></tr></tbody></table> <p>England & Wales EU Directive 2002/91/EC</p>		Current	Potential	Very energy efficient - lower running costs (92-100)	A		(81-91)	B		(69-80)	C		(55-68)	D		(39-54)	E		(21-38)	F		(1-20)	G		Not energy efficient - higher running costs			Environmental Impact Rating (CO₂) <table border="1"><thead><tr><th></th><th>Current</th><th>Potential</th></tr></thead><tbody><tr><td>Very environmentally friendly - lower CO₂ emissions (92-100)</td><td>A</td><td></td></tr><tr><td>(81-91)</td><td>B</td><td></td></tr><tr><td>(69-80)</td><td>C</td><td></td></tr><tr><td>(55-68)</td><td>D</td><td></td></tr><tr><td>(39-54)</td><td>E</td><td></td></tr><tr><td>(21-38)</td><td>F</td><td></td></tr><tr><td>(1-20)</td><td>G</td><td></td></tr><tr><td>Not environmentally friendly - higher CO₂ emissions</td><td></td><td></td></tr></tbody></table> <p>England & Wales EU Directive 2002/91/EC</p>		Current	Potential	Very environmentally friendly - lower CO ₂ emissions (92-100)	A		(81-91)	B		(69-80)	C		(55-68)	D		(39-54)	E		(21-38)	F		(1-20)	G		Not environmentally friendly - higher CO ₂ emissions		
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Estimated energy use, carbon dioxide (CO₂) emissions and fuel costs of this home																																																							
Energy use	Current	Potential																																																					
Carbon dioxide emissions	1.8 tonnes per year	1.7 tonnes per year																																																					
Lighting	£39 per year	£39 per year																																																					
Heating	£233 per year	£222 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 products. 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 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.