



DOLGELLAU

4 Maes Y Felin, Dolgellau, LL40 1HP

To Let: £74.18

EPC Band: C

Council Tax: A



- **Social Rented Property**
- **Qualifying Criteria Will Apply**
- **Application Via E-Mail Enquiry**
- **Details Will Be Shared with CCG**
- **First Floor Flat**
- **1 Bedroom**
- **Communal Garden**
- **Gas Central Heating**

This property is suitable for people who are either on the Local Authority Housing Register or who are in housing need but not yet on the register. This may mean that you are homeless or about to become homeless or maybe unsuitably housed and in housing need. It's cheaper to rent a social housing property than privately rented housing and usually provides a long-term tenancy, giving tenants the chance to put down roots. This social rented property is owned and managed by CCG and please be aware that your enquiry will be shared with them to assist in the allocation.

One bedroom 1st floor, unfurnished flat to let in Dolgellau. These flats are designated for older, disabled or vulnerable people who enjoy independent living. The flat has a kitchen, lounge, one bedroom, gas central heating, walk in shower, communal garden, adjacent parking, located near the town centre.

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



4, Maes y Fein, DOLGELLAU, LL40 1HP

Dwelling type: Top-floor flat
Date of assessment: 17 July 2014
Date of certificate: 23 July 2014

Reference number: 9438-9085-7233-2254-8970
Type of assessment: RdSAP, existing dwelling
Total floor area: 63 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

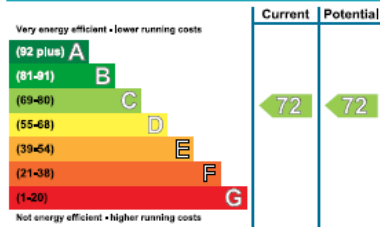
Estimated energy costs of dwelling for 3 years:	£ 1,671
Over 3 years you could save	£ 42

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 177 over 3 years	£ 126 over 3 years	
Heating	£ 1,203 over 3 years	£ 1,212 over 3 years	
Hot Water	£ 291 over 3 years	£ 291 over 3 years	
Totals	£ 1,671	£ 1,629	

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



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	Indicative cost	Typical savings over 3 years
1 Low energy lighting for all fixed outlets	£10	£42

To receive advice on what measures you can take to reduce your energy bills, visit www.simpleenergyadvice.org.uk or call freephone 0800 444202. The Green Deal may enable you to make your home warmer and cheaper to run.