



DOLGELLAU

7, Ffynhonnau Flats, Springfield Street, Dolgellau, LL40 1LY

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**

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.

Cartrefi Cymunedol Gwynedd (CCG) has a one-bedroom unfurnished flat that has been recently renovated – a building that has been specially designed for older, disabled or vulnerable people who enjoy independent living. The flat is located near the doctor surgery, and is near the town, convenient to shops and bus stop.

Flat Facilities: Spacious lounge, Kitchen, One Bedroom, Communal Heating & Bathroom with disabled shower

Warden - £11.06, Emergency Callbell - £2.50, Service Charge - £10.54, Heating = £7.05

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



Flat 7 Ffynhonnau, Springfield Street, DOLGELLAU, LL40 1LY

Dwelling type: Top-floor flat
Date of assessment: 07 January 2014
Date of certificate: 09 January 2014
Reference number: 0538-6096-7259-1484-1984
Type of assessment: RdSAP, existing dwelling
Total floor area: 42 m²

Use this document to:

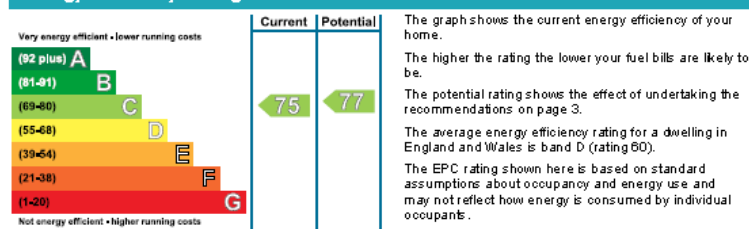
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,158
Over 3 years you could save	£ 129

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£84 over 3 years	£84 over 3 years	
Heating	£624 over 3 years	£588 over 3 years	
Hot Water	£450 over 3 years	£357 over 3 years	
Totals	£ 1,158	£ 1,029	

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 measures	Indicative cost	Typical savings over 3 years
1 Cavity wall insulation	£500 - £1,500	£63
2 Increase hot water cylinder insulation	£15 - £30	£63

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.