



DOLGELLAU

Flat 12, Ffynhonnau Flats, Dolgellau, Gwynedd, LL40 1LY

To Let: £74.18 pw

EPC Band: D

Council Tax: A



Cartrefi Cymunedol Gwynedd (CCG) has a flat that have recently been renovated to let in Penrhyndeudraeth - a building that has been specially designed for older, disabled or vulnerable people who enjoy independent living.

- 1 Bed First Floor Apartment
- Spacious Lounge & Kitchen
- Central Heating System
- On Site Parking
- Designed For Older, Disabled Or Vulnerable People
- Subject To Eligibility Criteria



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Energy Performance Certificate



Flat 12 Pfyhonnau, Springfield Street, DO LG ELLA U, LL40 1 LY

Dwelling type:	Top-floor flat	Reference number:	9466-2864-7328-9693-8211
Date of assessment:	14 December 2017	Type of assessment:	RdSAP, existing dwelling
Date of certificate:	14 December 2017	Total floor area:	41 m ²

Use this document to:

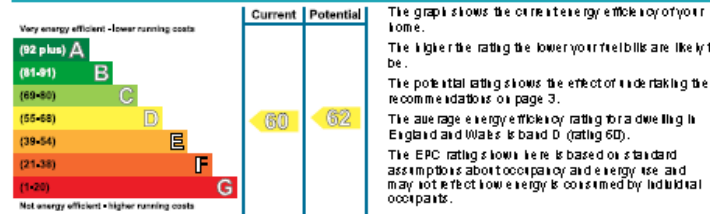
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 1,944
Over 3 years you could save	£ 111

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 111 over 3 years	£ 111 over 3 years	<p>You could save £ 111 over 3 years</p>
Heating	£ 1,497 over 3 years	£ 1,386 over 3 years	
Hot Water	£ 336 over 3 years	£ 336 over 3 years	
Total	£ 1,944	£ 1,833	

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 measure	Indicative cost	Typical savings over 3 years
1. Cavity wall insulation	£500 - £1,500	£ 111

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-rating-calculator or call 0800 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

