



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE
AR WERTH



2 Glan Ffrwd, New Street, Bethel, Caernarfon LL55 1YS •

New Price £79,000

First time buyers - get your skates on, this is right up your street - but be quick!

- Refurbished Mid Terrace House
- Modernised & Well Presented
- 2 Bedrooms & Bathroom
- Spacious Lounge
- uPVC Double Glazing Throughout
- Mains Gas Central Heating
- Rear Yard & Store
- Convenient Location Within Village
- Ideal Investment Or First Time Buy
- Within Easy Reach Of Caernarfon



12 Y Maes, Caernarfon, Gwynedd LL55 2NF | caernarfon@dafyddhardy.co.uk | 01286 677774



Description

This tidy property has new fitted carpets throughout and has been treated to a neutral décor, giving it a bright and welcoming feel. You'll find the kitchen is of a modern design with a built-in oven, hob and extractor hood whilst the bathroom is also modern with a white 3 piece suite, tiled floor and with easy clean vinyl clad walls. The property is fully uPVC double glazed and is served by a mains gas central heating system. The accommodation briefly comprises: Lounge, Kitchen, Bathroom, Landing and 2 Bedrooms. This property is considered to be an ideal first time buy or indeed investment and early viewing is highly recommend to avoid disappointment.



Location

The property is situated right in the heart of the sought after village of Bethel, making it most convenient for travel to Caernarfon, the city of Bangor and the Snowdonia National Park. The village has local amenities of a post office/store, primary school and public house together with a regular bus service. Anyone wishing to settle in the area will soon find most facilities and amenities easily accessible including the main A55 expressway which provides easy access to the Isle of Anglesey and the beautiful North Wales coastline.

Property Features

Lounge: 17' 1" x 12' 1" (5.23m x 3.69m)

Kitchen: 12' 7" x 6' 0" (3.85m x 1.85m)

Bathroom: 9' 1" x 4' 9" (2.77m x 1.47m)

Landing

Bedroom 1: 11' 0" x 10' 4" (3.37m x 3.16m)

Bedroom 2: 6' 9" x 6' 2" (2.08m x 1.90m)

Outside

There is right of way access to the rear yard and a covered secure bin store.

Tenure: We have been informed that the tenure is Freehold.

Heating: Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

Services: We are informed by the seller that this property benefits from Mains Water, Gas, Electricity & Drainage.

Directions: From Caernarfon, follow the B4366 road in the direction of Bethel. Proceed right the way through the village taking the last turning on the left towards the Post Office. Turn immediately right and then keep to the left where you will find the property located just a few yards further on the left hand side.



1ST FLOOR
APPROX. FLOOR
AREA 190 SQ.FT.
(17.6 SQ.M.)

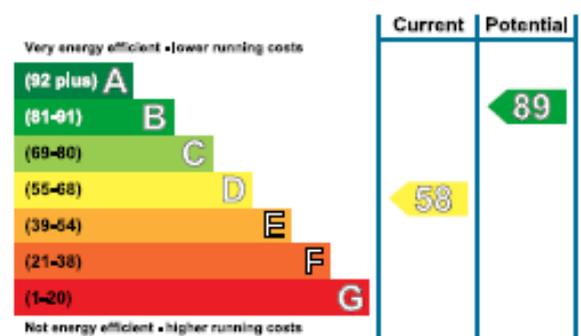
GROUND FLOOR
APPROX. FLOOR
AREA 333 SQ.FT.
(30.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 523 SQ.FT. (48.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurement of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating



Cymerwyd pob gofal wrth baratoir manylion hyn, ond eu diben yw rhoi arweiniad cyffredinol yn unig, ac ni ellir gwarantu eu bod yn fanwl gywir. Cofiwch dŷn os bydd unrhyw bwynt sy'n neilltuo o bwysig, neu dylid ceisio gwiriad proffesiynol. Brasamcan yw'r holl ddimensiynau. Nid yw cyfeiriad at ddarnau gosod a gosodiadau a/neu gyfarpar yn golygu eu bod mewn cyflwr gweithredol effeithlon. Darperir ffotograffau er gwybodaeth gyffredinol, ac ni ellir casglu bod unrhyw eitem a ddangosir yn gynwysedig yn y pris gwerthu. Nid yw'r manylion hyn yn ffurfio contract na rhan o gontract.

Every care has been taken with the preparation of these particulars but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance please ask or professional verification should be sought. All dimensions are approximate. The mention of any fixtures fittings &/or appliances does not imply they are in full efficient working order. Photographs are provided for general information and it cannot be inferred that any item shown is included in the sale. These particulars do not constitute a contract or part of a contract.