



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE
AR WERTH



Hafan, Brynrefail, Caernarfon LL55 3NR • £79,500

Don't deliberate too much, because this won't be around for long!

- 2 Storey Mid Terrace House
- Would Benefit From Some Modernising
- 2 Bedrooms & Bathroom
- Lounge & Kitchen
- uPVC Double Glazing
- Modern Electric Heating
- Private Rear Garden
- Views Towards Snowdonia
- Central Village Location
- EPC Band: D



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Description

A particularly attractive purchase if you're a first time buyer or investor, offering excellent value - this is a traditional Mid Terrace House positioned centrally within the pleasant village of Brynrefail which is within easy commuting distance of the historic town of Caernarfon, the university city of Bangor together with access to the beautiful Snowdonia National Park and A55 expressway. The property has been modernised internally but would now profit from some decorative attention and TLC. From the first floor there are views towards the mountains of Snowdonia and there's also a private garden to the rear. Benefiting from uPVC double glazing and modern programmable electric heating, the accommodation briefly comprises: Entrance Hall, Lounge, Kitchen, 2 Bedrooms and Bathroom. At this price we would urge early viewing.

Location

The property is positioned right in the heart of this rural village surrounded by beautiful countryside being right on the doorstep of Wales' celebrated Snowdonia National Park. The community of Brynrefail sits close to Padarn Lake with Snowdon sitting prominent over the mountain village of Llanberis, making it perfect for access to the higher peaks of Snowdonia. Brynrefail has a post office, primary school and café whilst Llanrug, only some 2 miles distant boasts a number of useful amenities such as 2 village stores, post office, butchers, fish & chip shop, primary and secondary schools and regular bus services to the larger town of Caernarfon. The university city of Bangor can also be easily accessed from here with its Victorian pier, large retail outlets and mainline railway links. The A55 Expressway lies within easy reach and gives access right across Anglesey and to the beautiful North Wales coastal spots.

Property Features

Entrance Hall

Lounge: 9' 6" x 11' 7" (2.91m x 3.55m Max)

Kitchen: 13' 3" x 6' 1" (4.06m x 1.87m)

Bedroom 1: 10' 9" x 8' 4" (3.29m x 2.55m)

Bedroom 2: 6' 0" x 9' 5" (1.85m x 2.89m)

Bathroom: 6' 11" x 5' 10" (2.12m x 1.78m)

Outside

To the rear is an enclosed part paved garden.

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

Heating: Electric 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, Electricity and Drainage.

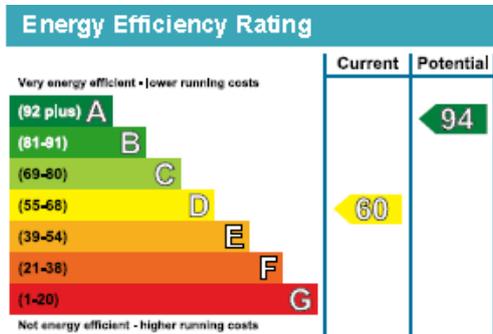


GROUND FLOOR
APPROX. FLOOR
AREA 230 SQ.FT.
(21.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 236 SQ.FT.
(21.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 466 SQ.FT. (43.2 SQ.M.)

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Directions: From our Caernarfon office, follow the A4086 in the direction of Llanberis. Continue past Cwm-y-Glo taking the next left onto the A4244 in the direction of Bangor. Continue for a short distance taking the second turning on your right and then immediately left into the village of Brynrefail. Follow the road into the village and the property is located on the left hand side, the second house within the terrace after the Post Office.

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