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28 Ffordd Llwyndu, Penygroes, Caernarfon LL54 6RE • £89,500

Superb purchase for the first time buyer – time to get your skates on!

- Extended Mid Terrace House
- 3 Bedrooms & Bathroom
- Lounge, Sitting Room & Kitchen/Diner
- Economy 7 Storage Heating
- Double Glazing (uPVC & Hardwood)
- South Facing With Distant Views
- Spacious Lawned Rear Garden
- Spacious Detached Garage
- Requires Modernising/Updating
- Excellent For First Time Buyers



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caernarfon@dafyddhardy.co.uk | 01286 677774

12 Y Maes, Caernarfon, Gwynedd LL55 2NF

28 Ffordd Llwyndu, Penygroes, Caernarfon, Gwynedd LL54 6RE North Wales



Description: An extended Mid Terrace House which is ideally placed for local amenities, offers reasonably sized accommodation enjoying a pleasant southerly aspect with distant countryside and mountain views. There are 2 reception rooms, however the partition could be removed (check it's not a structural wall) to create a lovely bright family room the current lounge of which features a living flame gas fire. The kitchen is also of a good size and unusually for this terrace, there are 3 bedrooms. Externally there's a good sized rear garden and a very handy spacious Garage. Benefiting from double glazing (a mixture of uPVC and hardwood units) and Economy 7 storage heating, the accommodation briefly comprises: Porch, Entrance Hall, Lounge, Sitting Room, Kitchen, Landing, 3 Bedrooms and Bathroom.



Location: The property is situated in a convenient position within the village, close to local amenities, primary and secondary schools and leisure facilities. Penygroes is positioned just off the main thoroughfare of the A487 that links the towns of Caernarfon and Porthmadog, making travel and commuting to work easy and convenient. The village is just a short distance from the Snowdonia National Park and the picturesque Nantlle Valley with direct access to the impressive south western slopes of Snowdon. On the edge of the village is a working vineyard which takes advantage of the southern facing hillsides and produces a fine sauvignon blanc. With the main shopping town of Caernarfon only 8 miles distant, an historic town situated on the banks of the Menai Strait, along with beautiful mountain and coastal scenery all around, there is much to recommend the area.

Property Features

Porch

Entrance Hall

Lounge: 11' 4" x 11' 11" (3.47m x 3.65m)

Sitting Room: 10' 5" x 8' 2" (3.19m x 2.49m)

Kitchen/Diner: 9' 6" x 13' 1" (2.90m x 4.01m)

Landing

Bedroom 1: 13' 9" x 10' 10" (4.20m x 3.32m Max)

Bedroom 2: 8' 9" x 9' 6" (2.68m x 2.92m Max)

Bedroom 3: 9' 6" x 9' 1" (2.91m x 2.78m)

Bathroom

Outside: To the front is an enclosed forecourt. To the rear is a small yard with outside Wc and steps leading to a lawned garden with shrubs from where there is a gate opening to a lane allowing access to the garage. The roomy garage has a wide timber sliding door and power/light.

WC

Garage: 10' 9" x 18' 10" (3.30m x 5.76m)



GROUND FLOOR
APPROX. FLOOR
AREA 431 SQ.FT.
(40.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 436 SQ.FT.
(40.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 867 SQ.FT. (80.5 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements 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.
Made with Metropix ©2019

Directions

From our Caernarfon office, follow the A487 in the direction of Porthmadog. At the roundabout by the Inigo Jones slate works, take the first exit left towards Penygroes. On reaching the centre of the village, turn left just after the Premier convenience store into Llwyndu Road and proceed for approximately 200 yards where you will find the property located on your left hand side, just after the turning for Penbryn.

Services

We are informed by the seller this property benefits from mains Water, Electricity and Drainage.

Heating

Economy 7 Storage Heating. The agent has tested no services, appliances or central heating system (if any).

Tenure

We have been informed the tenure is Freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Viewing by Appointment

Tel: 01286 677774

Email: caernarfon@dafyddhardy.co.uk

Energy Performance Certificate



28, Llwyndu Road, Penygroes, CAERNARFON, LL54 6RE

Dwelling type: Mid-terrace house Reference number: 0360-2868-7087-9001-6431
Date of assessment: 08 August 2019 Type of assessment: RdSAP, existing dwelling
Date of certificate: 08 August 2019 Total floor area: 66 m²

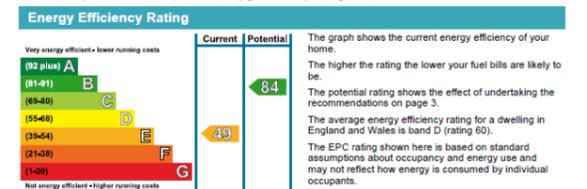
Use this document to:

- 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:	£ 3,564
Over 3 years you could save	£ 1,875

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 213 over 3 years	£ 192 over 3 years	You could save £ 1,875 over 3 years
Heating	£ 2,517 over 3 years	£ 1,299 over 3 years	
Hot Water	£ 834 over 3 years	£ 198 over 3 years	
Totals	£ 3,564	£ 1,689	

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.



Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Floor insulation (solid floor)	£4,000 - £6,000	£ 162
2 Change heating to gas condensing boiler	£3,000 - £7,000	£ 1,599
3 Solar water heating	£4,000 - £6,000	£ 111

See page 3 for a full list of recommendations for this property.
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.



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