



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE
AR WERTH



Madryn, 3 Marian Terrace, Deiniolen, Caernarfon LL55 3HT • OIRO £65,000

Don't miss this outstanding opportunity!

- Nice Looking Mid Terrace House
- Scenic Village Setting
- 2 Good Size Bedrooms & Family Bathroom
- Spacious Lounge & Dining Room
- uPVC Double Glazing
- In Need of Cosmetic Attention & Updating
- Front Garden Area & Useful Rear Yard
- Well Placed for Coastal & Rural Attractions
- Advantage of No Onward Chain
- Viewing is Highly Recommended



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Description

If you are a first time buyer, an investor, or someone seeking a realistically priced home in a village setting on the edge of the Snowdonia National Park, we would highly recommend that you view this nice looking mid terrace house that is located in a pleasant residential neighbourhood in the centre of the scenic village of Deiniolen. Although the stone built dwelling, whose origins are believed to date back to the early 20th century has been well cared for over the years, it is now in need of a good deal of cosmetic attention and updating. The well proportion accommodation, which benefits from uPVC Double Glazing, includes on the ground floor an Entrance Hall, a Spacious Lounge with a Multi Fuel Burner, a Dining Room and an adjoining Fitted Kitchen, while 2 Good Size Bedrooms and a Family Bathroom can be found on the first floor.

Location

The scenic Gwynedd village of Deiniolen which stands on the edge of the Snowdonia National Park, has its own primary school and library, as well as a convenience store and public house and is well placed for the historic town of Caernarfon that offers a wide range of shops, services and recreational facilities, ensuring your essential needs are well catered for. The excellent surrounding road network enables convenient travelling to the many coastal and rural attractions to be found in this part of North Wales. If you wish to travel further afield, the A55 Expressway is approximately 5 miles from the village, carrying you westbound to the lovely island of Anglesey and eastbound along much the North Wales coastline towards Chester, Liverpool and Manchester, ultimately linking up with the UK motorway network.

Entrance Hall

Lounge: 12' 0" X 10' 4" (3.67m X 3.16m)

Dining Room: 11' 4" x 8' 8" (3.46m x 2.66m)

Kitchen: 9' 2" x 9' 0" (2.80m x 2.76m)

Bedroom 1: 11' 9" x 11' 4" (3.59m x 3.46m) max dimensions

Bedroom 2: 8' 10" x 8' 5" (2.70m x 2.58m) max dimensions

Bathroom: 10' 5" X 5' 7" (3.20m x 1.72m)

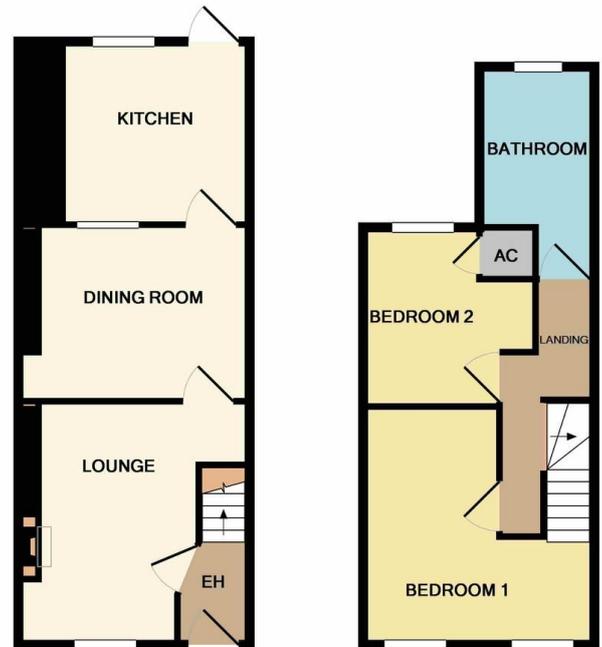
Outside

To the front, the house enjoys the added benefit of an ornamental style area with loads of potential, while the rear has a small but useful yard area with a back gate into a communal lane that is primarily utilised for household refuse collection.

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

Heating: Multi Fuel Burner. 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 & Drainage.



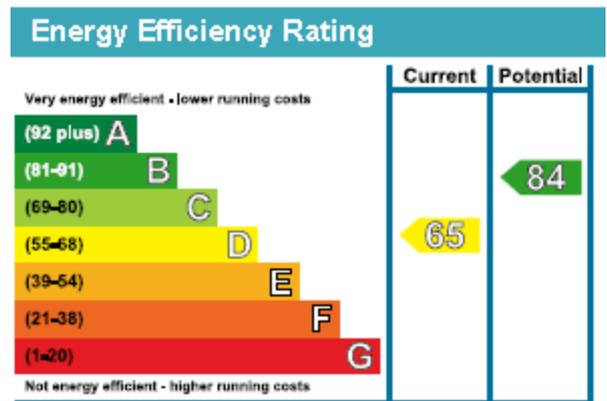
GROUND FLOOR
APPROX. FLOOR
AREA 309 SQ.FT.
(28.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 279 SQ.FT.
(25.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 588 SQ.FT. (54.6 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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Directions: From Caernarfon, follow the A4086 in the direction of Llanberis. Shortly after passing Cwm-y-Glo, turn left onto the A4244 signposted for Bangor. Continue on this road for approximately 1½ miles, turning right signposted for Deiniolen. Carry on along this road and upon entering the village continue along the High Street and turn right into New Street and then an immediate left into Back New Street. Follow this road around to the right and take the first left into Marian Terrace, where you will find the property on your left hand side.

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