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Pant Y Celyn, Llwyndu Road, Penygroes, Gwynedd LL54 6RE •
New Price Offers Over £95,500

Perfect family accommodation in the heart of the village, convenient for all amenities!

- Much Enlarged Mid Terrace House
- Spacious Family Accommodation
- 3 Bedrooms & Modern Bathroom
- Lounge With Real Flame Gas Fire
- Fitted Kitchen & Conservatory
- South Facing Patio Located To Rear
- uPVC Double Glazing Throughout
- Mains Gas Fired Central Heating
- Useful Off Road Parking Area
- Convenient For Village Amenities



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

Cymerwyd pob gofal wrth baratoi'r 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 contract.

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Pant Y Celyn, Llwyndu Road, Penygroes, Caernarfon Gwynedd LL54 6RE North Wales



Description

A much enlarged and spacious Mid Terrace Residence situated in a highly convenient position within the village with all local amenities and schools within walking distance. The modernised and well-presented interior would certainly suit a families requirements, offering 2 reception rooms and a conservatory situated to the rear, benefiting from a southerly aspect. The through lounge features a real flame gas fire focal point whilst the kitchen comes fitted with a built-in oven, hob and fridge/freezer. There's also a private patio area and a useful off road parking space. The property benefits from uPVC double glazing throughout and gas central heating. The accommodation briefly comprises: Entrance Hall, Lounge, Dining Room, Kitchen, Conservatory, Landing, 3 Bedrooms and Bathroom.



Location

The property is situated in a convenient position within the village close to the excellent local amenities, regular bus route, 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

Entrance Hall

Lounge: 11' 4" x 19' 4" (3.47m x 5.90m max)

Dining Room: 8' 8" x 11' 6" (2.66m x 3.53m)

Kitchen: 8' 2" x 7' 9" (2.49m x 2.37m)

Conservatory: 6' 11" x 11' 1" (2.12m x 3.38m)

Landing

Bedroom 1: 14' 11" x 8' 11" (4.56m x 2.73m max) Measured into wardrobe.

Bedroom 2: 9' 6" x 9' 11" (2.92m x 3.03m)

Bedroom 3: 6' 3" x 13' 1" (1.91m x 4.01m)

Bathroom



GROUND FLOOR
APPROX. FLOOR AREA 538 SQ.FT. (50.0 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 461 SQ.FT. (42.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 999 SQ.FT. (92.8 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.
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Outside

To the rear is an enclosed paved patio garden with a gate opening through to a spacious off road parking area, with access off the service lane. There is also a useful shed attached to the kitchen which is used as a utility having power and plumbing.

Directions

From Caernarfon, follow the A487 in the direction of Porthmadog. At the roundabout by the Inigo Jones slate attraction, 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 150 yards where you will find the property located on your right hand side, the third house along within the terrace.

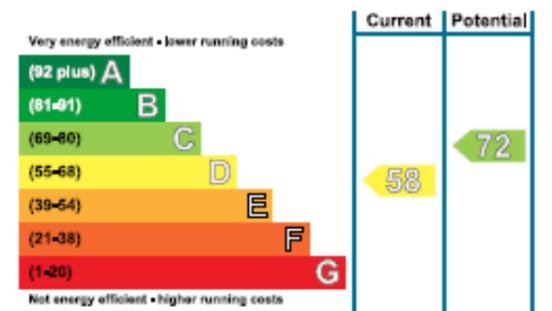
Services

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

Heating

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

Energy Efficiency Rating



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
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