



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE
AR WERTH



Erw Wen, Llanaelhaearn, Caernarfon, Gwynedd LL54 5AT • Offers Over £90,000

A pleasing, characterful property close to some rugged countryside and the sea!

- Highly Individual End Terrace House
- Sizeable Well-Presented Accommodation
- 4 Bedrooms & Family Bathroom
- Lounge, Dining Hall, Kitchen & Utility
- uPVC Double Glazing & Oil Central Heating
- Distant Sea Views From First Floor
- Retains Much Charm & Character
- Enclosed Courtyard Ideal For Bin Storage
- Ideally Placed For Caernarfon & Pwllheli
- EPC Band: E



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Description

A highly individual and interesting End Terrace House situated in a convenient position within the rural village of Llanaelhaearn, having been modernised in sympathy with the original character and presenting itself as a home with a great deal of charm that'll certainly surprise on a number of levels. The property is also very spacious with a few interesting quirky features and there are even hillside and distant sea views from 2 of the first floor bedrooms. A good proportion of the ground floor has a rustic slate flooring, the lounge has windows to 3 aspects, there's a utility area off the kitchen (with plumbing for washing machine) whilst the 3 first floor bedrooms have attractive exposed floorboards. This residence has been utilised as a holiday home in the past and would certainly function well in this capacity but would also make someone a fine permanent home. The accommodation benefits from full uPVC double glazing, oil central heating and briefly comprises: Dining Hall, Lounge, Kitchen, Utility, Bedroom, Landing, 3 further Bedrooms and Bathroom. We think you'll be pleasantly surprised at the accommodation and viewing is the only way to fully appreciate and comes highly recommended.

Location

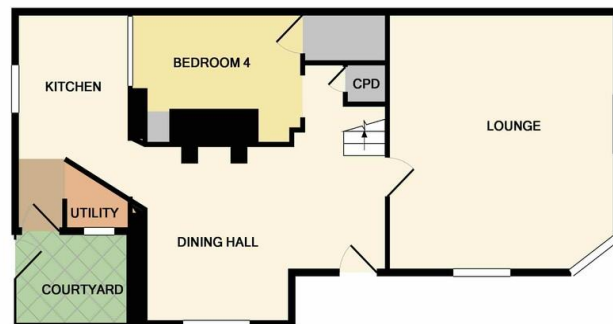
The property is located in the village of Llanaelhaearn on the lower slopes of Tre'r Ceiri, one of the familiar peaks of the 'Yr Eifl' hills which has one of Britain's best preserved Iron Age hill forts sitting on top. The property is situated next to the B4417 which leads to the seaside town of Nefyn. The main A499 thoroughfare passes nearby which is handy for easy travel and commuting to Caernarfon, Pwllheli and Porthmadog. Llanaelhaearn has local amenities of a bakery, garage and primary school whilst the area is surrounded by stunning scenery with rugged mountains and open countryside! This is great walking country with terrain ranging from steep peaks to gentle country footpaths and lanes with the sea not too far either. For all your shopping needs you will find that the towns of Caernarfon, Pwllheli and Porthmadog will offer all that is required including schools and leisure facilities.

Property Features

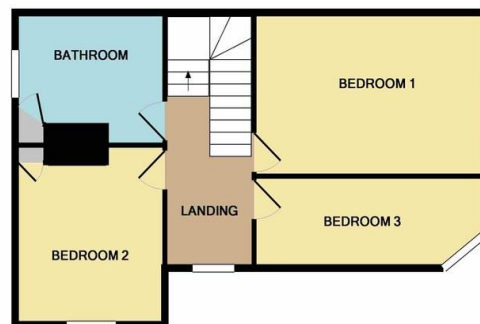
Dining Hall:	9' 8" x 11' 5" (2.97m x 3.48m)
Lounge:	15' 2" x 16' 6" (4.63m x 5.05m)
Kitchen:	7' 6" x 9' 3" (2.31m x 2.84m)
Utility:	3' 11" x 4' 7" (1.21m x 1.41m max)
Bedroom 4:	11' 4" x 6' 3" (3.47m x 1.92m)
Landing	
Bedroom 1:	15' 5" X 10' 4" (4.71m X 3.16m)
Bedroom 2:	10' 3" x 9' 10" (3.14m x 3.01m)
Bedroom 3:	15' 5" x 5' 9" (4.71m x 1.77m)

Outside

To the side is a fully enclosed gated courtyard which houses the central heating oil tank and is perfect for bin storage purposes too.



GROUND FLOOR
APPROX. FLOOR
AREA 647 SQ.FT.
(60.1 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 530 SQ.FT.
(49.2 SQ.M.)

TOTAL APPROX. FLOOR AREA 1177 SQ.FT. (109.4 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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Tenure: We have been informed that the tenure is Freehold.

Heating: Oil 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, Electricity & Drainage.

Directions: From Caernarfon, follow the A487 and then the A499 in the direction of Pwllheli. Continue past Trefor and on reaching the next roundabout, take the second exit right for Llithfaen/Nefyn. On reaching the top of the hill through the 30 mph signs, the property will be seen on your left hand side, on the junction.

Agents Note

There is very limited information available on this property, which has remained unoccupied for some time. The only information we hold is that within these sales particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.

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