



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE
AR WERTH



59 High Street, Penygroes, Caernarfon, Gwynedd LL54 6PL • £54,950

Unlock this property's full potential

- Attractive Mid Terrace House
- Village Centre Location
- 2 Bedrooms & Family Bathroom
- Sizeable Lounge & Sitting Room
- Fitted Kitchen
- uPVC Double Glazing
- Useful Yard & Rear Garden
- Off Road Parking
- Advantage of No Onward Chain
- In Need of Upgrading



12 Y Maes, Caernarfon, Gwynedd LL55 2NF | caernarfon@dafyddhardy.co.uk | 01286 677774



dafyddhardy.co.uk



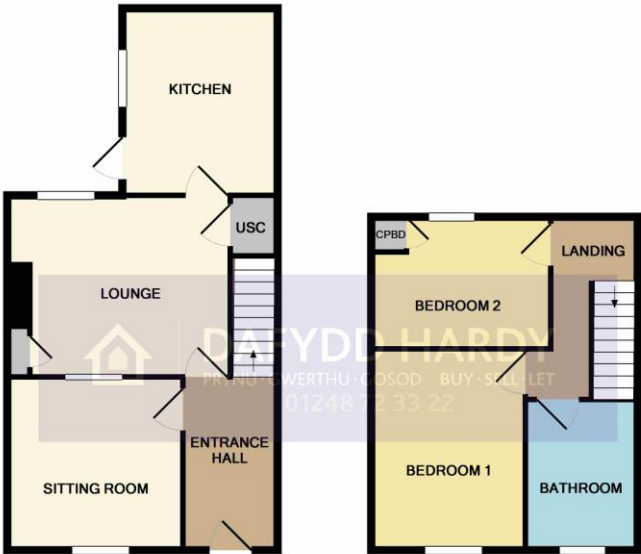
Description: If you are a first time buyer, an investor, or someone seeking an affordable property with the potential to become a comfortable family home, we would highly recommend that you view this nice looking mid terrace house that centrally located in the Gwynedd village of Penygroes. Although the dwelling, whose origins are believed to date back to late 19th century, has been well cared for over the years, it is now in need of a good deal of upgrading. The well proportioned accommodation, which benefits from uPVC Double Glazing, includes on the ground floor a Sizeable Lounge and Sitting Room, along with a Fitted Kitchen, while 2 Good Size Bedrooms and a Family Bathroom can be found on the first floor.



Location: The village of Penygroes is well placed for the Dinas Dinlle seafront and the Snowdonia National Park along with many other coastal and rural attractions to be found in this part of North Wales. The village boasts a primary and secondary school, some local shops, a post office, several public houses and a leisure centre. The nearby town of Caernarfon and its neighbouring communities ensure that with a wide range of shops, essential services and recreational facilities, your needs are well catered for.

Entrance Hall

- Sitting Room:** 10' 5" x 10' 4" (3.19m x 3.15m)
- Lounge:** 13' 3" x 10' 9" (4.05m x 3.30m)
- Kitchen:** 11' 1" x 9' 3" (3.40m x 2.82m)
- First Floor Landing**
- Bedroom 1:** 12' 0" x 9' 2" (3.66m x 2.80m)
- Bedroom 2:** 10' 8" x 7' 10" (3.26m x 2.40m) max dimensions
- Bathroom:** 8' 11" x 6' 8" (2.74m X 2.04m)



Outside: At the rear the house enjoys a small yet useful yard with steps up to a lawned garden with additional steps leading up to an off road parking area that is accessed from a communal lane which can be found at the far end of the terrace..

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

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.

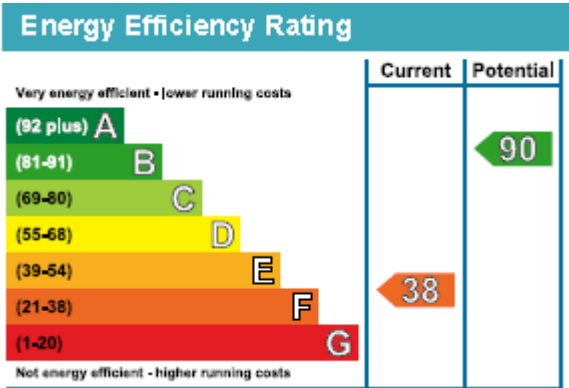
Directions: From Caernarfon, follow the A487 in the direction of Porthmadog. At the roundabout by the Inigo Jones slate attraction, take the first exit left for Penygroes. Proceed towards the village, where you will find the property on your left side just before the village centre.

GROUND FLOOR
APPROX. FLOOR
AREA 439 SQ.FT.
(40.8 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 316 SQ.FT.
(29.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 755 SQ.FT. (70.1 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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