



# DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

**FOR SALE**  
AR WERTH



**Hafan, Eifl Road, Trefor, Caernarfon, Gwynedd LL54 5HH • £97,500**

*With the coastline just a short walk away, this affordable home would make a perfect retreat!*

- Spacious End Terrace House
- 2 Bedrooms & Useful Attic Room
- Lounge & Kitchen/Diner
- uPVC Double Glazing Throughout
- Oil Fired Central Heating
- Front Yard & Private Rear Garden
- Convenient For Primary School & Amenities
- Ideal First Time Buy Or Investment



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## Description

A reasonably sized End Terrace House situated in a convenient position within the village of Trefor, enjoying a pleasant south westerly aspect with views towards the nearby Yr Eifl hills from the upper levels. The property is within easy walking distance of the village store and primary school whilst access to the beach is also within walking distance. We would consider the property to be ideally suited to an investor or first time buyer, being conveniently situated for the A499 trunk road for access to all of the regions beauty spots and attractions. The property benefits from uPVC double glazing, is served by oil central heating (the system has not been used for some time) with the accommodation briefly comprising: Entrance Hall, Lounge, Kitchen/Diner, Shower Room, 2 Bedrooms and Attic Room. Perfect investment or first time buy.

## Location

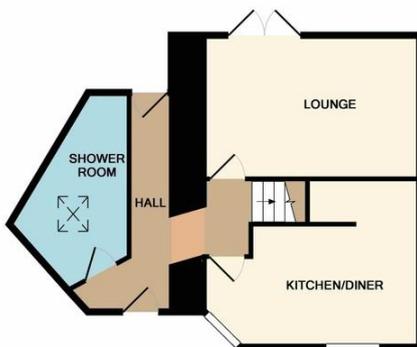
Trefor is a small rural village situated along the beautiful North Wales coastline with the shoreline being just a short distance away, offering opportunities to enjoy peaceful walks along the beach, the breakwater and harbour along with fine sea and rugged mountain views. Local amenities include a village store and primary school whilst the village is situated on a bus route. For your general shopping needs, historic Caernarfon town lies approximately 14 miles distant having numerous schools, a theatre and various leisure facilities whilst Pwllheli lies in the other direction being a renowned coastal market town with a fine marina and beaches.

## Entrance Hall

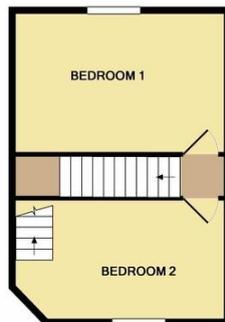
**Lounge:** 14' 8" x 9' 10" (4.48m x 3.01m)

**Kitchen/Diner:** 14' 6" x 8' 3" (4.43m x 2.53m)

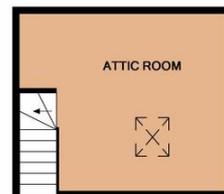
## Shower Room



GROUND FLOOR  
APPROX. FLOOR  
AREA 449 SQ.FT.  
(41.7 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 313 SQ.FT.  
(29.1 SQ.M.)



2ND FLOOR  
APPROX. FLOOR  
AREA 187 SQ.FT.  
(17.3 SQ.M.)

TOTAL APPROX. FLOOR AREA 949 SQ.FT. (88.2 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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## First Floor

**Bedroom 1:** 14' 9" x 9' 10" (4.51m x 3.00m)

**Bedroom 2:** 14' 7" x 8' 5" (4.47m x 2.59m max)

**Attic Room:** 14' 8" x 12' 7" (4.48m x 3.86m max)

## Outside

To the front is an enclosed yard whilst to the rear is a private garden area.

## Tenure

We have been informed that the tenure is Freehold.

## Heating

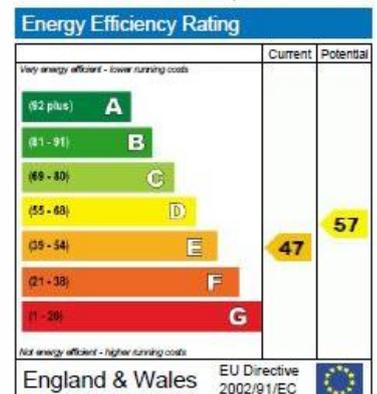
Oil Central Heating. The agent has tested no services, appliances or central heating system (if any).

## Services

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

## Directions

From our Caernarfon office, follow the A487 and then the A499 in the direction of Pwllheli. Continue along this road passing the village of Clynnog Fawr and Gym Goch. Take the first turning on your right signposted Trefor and proceed directly into the village. Follow the road past the village store, proceeding past a row of terraced houses where you will find the property just beyond on your left hand side, opposite a detached bungalow.



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