



DAFYDD HARDY

PRYNU · GWERTHU · GOSOD BUY · SELL · LET

FOR SALE
AR WERTH



1 Bryn Sisillt, Llanllyfni, Caernarfon, Gwynedd LL54 6SP • £79,950

Unlock the potential in this good looking house.

- Affordable End Terrace House
- 2 Good Size Bedrooms & Large Attic Room
- Spacious Lounge & Fitted Kitchen
- In Need Of Refurbishment & Upgrading
- uPVC Double Glazing
- Rear Lawned Garden
- Advantage Of No Onward Chain
- EPC Band: G



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Description

If you are a first time buyer, an investor or someone seeking an affordable home as a project in a village setting that stands on the edge of the Snowdonia National Park, we would highly recommend that you view this End Terrace House that is located in the village of Llanllyfni. Although the dwelling, whose origins are believed to date back to the early 20th century, has been well cared for over the intervening years, it is now in need of improvement and upgrading. The well proportioned accommodation, which benefits from uPVC Double Glazing, includes on the ground floor an Entrance Hall, a Spacious Lounge and Fitted Kitchen with an adjoining Lobby and Bathroom, while the first floor provides 2 Good Size Bedrooms and an a large Attic can be found on the second floor.

Location

The village of Llanllyfni, which is well placed for the many coastal and rural attractions to be found in this part of North Wales, is about a mile from the larger village of Penygroes that provides an assortment of amenities, including a primary and secondary school, some local shops, a post office and a leisure centre. A little further afield, the historic 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 Porch

Lounge: 11' 10" x 15' 8" (3.61m x 4.78m) max

Kitchen: 14' 7" max x 7' 6" (4.46m max x 2.29m)

Bathroom: 5' 6" x 8' 2" (1.68m x 2.50m)

Bedroom 1: 11' 7" x 11' 1" (3.55m x 3.40m) max

Bedroom 2: 8' 11" X 12' 6" (2.72m x 3.82m) max

Attic Room: 11' 10" X 18' 8" (3.61m X 5.71m) max

Outside

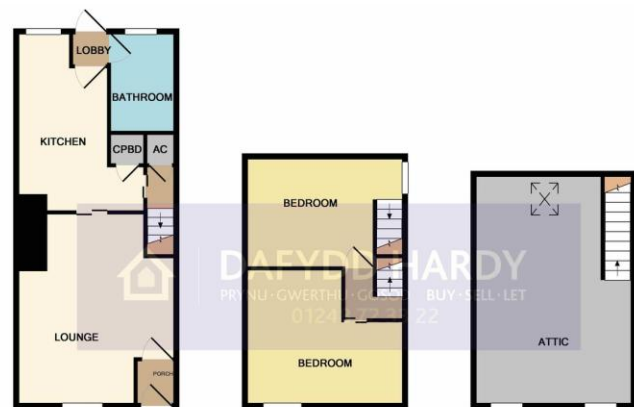
A useful rear yard has steps up to an enclosed lawned garden that provides an ideal spot for outdoor dining and entertaining, or just relaxing.

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 & Drainage. Gas main available.

Directions: From Caernarfon, follow the A487 in the direction of Porthmadog. Take the first exit at the roundabout onto the B4418 signposted Penygroes/Llanllyfni and then the second exit at the next roundabout for Llanllyfni. Continue along this road and proceed right the way through the village and up the hill where you will find the property located on your left hand side, just before leaving the village.



GROUND FLOOR
APPROX. FLOOR
AREA 381 SQ.FT.
(35.4 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 263 SQ.FT.
(24.4 SQ.M.)

2ND FLOOR
APPROX. FLOOR
AREA 244 SQ.FT.
(22.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 888 SQ.FT. (82.5 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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