DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



Pencraig, Llanrug, Caernarfon, Gwynedd, LL55 4PP

Asking Price: £249,950

EPC Rating: D

Pencraig, Llanrug, Caernarfon, Gwynedd, LL55 4PP

Summary

Situated in favourable position within the popular village of Llanrug is this spacious Link-Detached 2 Storey Residence, enjoying a fine easterly aspect with excellent views towards the Eryri mountains in the distance. The property offers roomy accommodation as well as manageable gardens front and rear together with off road parking sufficient for at least 2 vehicles and a useful Attached Garage. The light and bright lounge has windows to 3 aspects and a feature real flame gas fireplace. There are 2 bedrooms on the ground floor and 2 bedrooms to the first floor thereby offering a degree of flexibility should an additional reception or study be required. Also situated on the ground floor is a modern shower room. There is the provision of storage to the first floor. Whilst the property has been well maintained, it would now profit from some additional modernising work and attention to its general décor. Externally, to the front is a sloping driveway for the provision of off road parking and a raised patio style garden with an established rose bed. To the rear is a further raised lawned garden. The garage comes fitted with a remote controlled roller shutter door and power/light together with a storage area. The property comes fitted with gas central heating and uPVC double glazing throughout.

Llanrug offers a good range of local amenities which include 2 village stores, butchers/delicatessen, public houses, fish & chip shop and primary and secondary schools. The village is also situated on a bus route. Just around the corner from Llanrug lies the beautiful Nant Peris and the colourful village of Llanberis, sitting at the foot of Wales' highest mountain, Yr Wyddfa.

Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. On reaching the village of Llanrug, take the turning on your right into Ffordd Glanmoelyn and then the next turning on your left into Ffordd Glanffynnon. Follow this road past the primary school for approximately 300 yards where you'll find the property on your right hand side.

https://what3words.com/deprives.wardrobe.contoured



Services

We are informed by the seller this property benefits from Mains Water, Gas, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

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

Tenure

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band D.

Energy Performance Rating

The property has the following EPC rating: D. See EPC report for full information.

Agents Note

There is very limited information available on this property. The only information we hold is that within these marketing particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.













Vestibule	
Entrance Hall	
Lounge	*6.14m x 3.40m (20'2" x 11'2")*
Kitchen	*3.04m x 3.18m (10' x 10'5")*
Bedroom 1	*2.95m x 4.09m (9'8" x 13'5") Max*
Bedroom 2	*2.71m x 2.97m (8'11" x 9'9")*
Shower Room	*1.66m x 2.61m (5'5" x 8'7")*
Landing	
Bedroom 3	*3.65m x 3.40m (12' x 11'2")*
Bedroom 4	*3.47m x 2.72m (11'5" x 8'11")*
Side Alleyway	
Garage	*2.53m x 5.95m (8'4" x 19'6") Max*

- Link-Detached 2 Storey Residence
- 4 Bedrooms & Modern Shower Room
- Triple Aspect Lounge With Mountain Views
- uPVC Double Glazing & Gas Central Heating
- Raised Lawn & Patio Style Gardens
- Off Road Parking & Attached Garage
- Will Require Modernising Work
- Pleasant Sought After Village Location






Disclaimer
Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan 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. Floorplans made with Metropix ©2007.