DAFYDD HARDY
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18 Hyfrydle Road, Talysarn, Caernarfon, Gwynedd, LL54 6HG

Asking Price: £70,000

EPC Rating: D

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Summary

A two-Bedroom terraced property situated in the village of Talysarn. While the property requires full renovation throughout, it presents an excellent opportunity for someone to create a home to their own taste and put their own stamp on the property. The accommodation offers a spacious open-plan Lounge/Diner, two well-proportioned Bedrooms, a tiered rear garden, and impressive views across the surrounding fields towards the distant mountains. The village benefits from a local primary school and community centre, while the nearby village of Penygroes provides a wider range of amenities, including a convenience store, independent shops and businesses, and a secondary school. The accommodation briefly comprises a Porch leading into a spacious Lounge/Diner, with both areas featuring open fireplaces, several attractive stained-glass windows, and stairs rising to the first floor. To the rear is the Kitchen area, together with a W/C and shower cubicle. On the first floor are two well-proportioned Bedrooms. One benefits from a rear-facing window, while the other features a front-facing window offering elevated views across the surrounding fields and mountains. Both Bedrooms feature bespoke built-in storage cupboards, with one also housing the boiler. Externally, the property benefits from a tiered rear garden comprising several distinct areas, including a decked patio, a sizeable workshop, and further raised areas with a variety of landscaped sections. To the front, there is a gated entrance with a boundary wall and hedgerow, a concrete pathway leading to the front door, and a golden gravelled area to the side. The property further benefits from gas central heating and predominantly uPVC double glazing, making this an excellent opportunity for those seeking a renovation project.

Directions

From Caernarfon, follow the A487 in the direction of Porthmadog. On reaching the roundabout by Inigo Jones slate attraction, take the first exit for Penygroes. Proceed through the village of Penygroes and turn left following the signs for Talysarn. At the T-Junction take a right and follow the road past the school and the leisure centre on your left. Continue along this road for a short distance leaving the 20mph zone, then take the left to the terraced houses. Follow the road and down the road and the property is located on the left-hand side.

What3Words: engineers.rock.quack

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 B.

Energy Performance Rating

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

A two-bedroom terraced property in Talysarn requiring full renovation, offering spacious accommodation, a tiered rear garden, and stunning views towards the surrounding fields and distant mountains.

Ground Floor	
Porch	
Lounge/Diner	*5.44m x 3.99m (17'10" x 13'1") Max. dimensions*
Kitchen	*2.69m x 1.80m (8'10" x 5'11")*
Rear Porch	
W/C	*1.05m x 1.02m (3'5" x 3'4")*
Shower Cubicle	*0.78m x 0.72m (2'7" x 2'4")*
First Floor Landing	
Bedroom 1	*3.97m x 2.75m (13' x 9')*
Bedroom 2	*3.28m x 2.59m (10'9" x 8'6")*
Workshop	

- Terraced Property
- 2 Bedrooms
- Open-plan Lounge/Diner
- Tiered Rear Garden with Workshop
- Distant Views Across Fields & Mountains
- In Need of Full Renovation
- Gas Central Heating & Mostly uPVC Double Glazing

Disclaimer
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