



DAFYDD HARDY

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1 New Street, Deiniolen, Caernarfon, Gwynedd, LL55 3LH

Asking Price: £125,000
EPC Rating: To be confirmed

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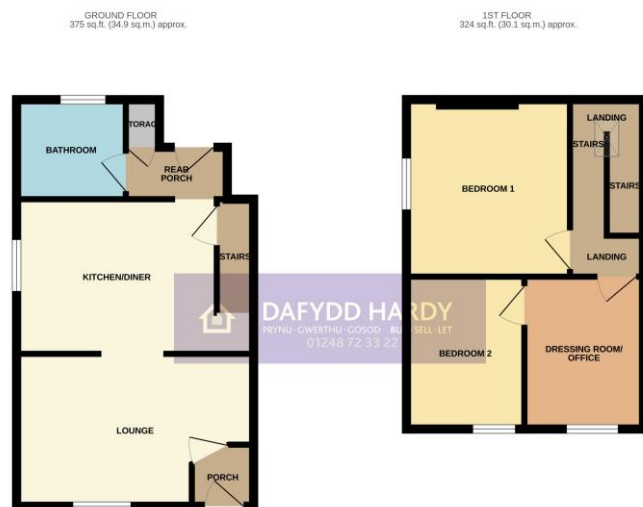
Summary

A two-bedroom end-terrace property situated in a convenient location within the village of Deiniolen. The property offers well-proportioned accommodation throughout, complemented by a low-maintenance rear courtyard garden and a substantial garage with potential for further development, subject to the necessary planning consents. Deiniolen offers a range of local amenities, including a convenience store, public house and primary school, with additional facilities available in the nearby villages of Llanrug and Llanberis. The accommodation briefly comprises an entrance porch leading into the lounge, which benefits from a front-facing window. An open doorway leads through to the kitchen/diner, fitted with white kitchen units, marble-effect worktops and an integrated hob, oven and extractor hood. A staircase rises to the first floor, with useful understairs storage and a side window providing natural light. To the rear, a further porch area offers a storage cupboard and access to the rear courtyard. The ground floor also features a bathroom fitted with a bath and shower over, WC, washbasin and tiled walls. On the first floor, the landing provides access to two well-proportioned bedrooms and a separate dressing room/home office. A stud partition wall separates the second bedroom from the home office, offering the potential to remove the partition and create a larger bedroom, if desired. Externally, the rear courtyard is designed for low maintenance, featuring paved and decked areas, with a side gate providing access to additional outdoor storage. Beyond the courtyard is a substantial garage, accessed via a pedestrian door to the rear and an up-and-over door from the adjoining service lane. The garage benefits from a first-floor area above, offering potential for further development or conversion, subject to the necessary planning permissions. The property further benefits from LPG central heating and uPVC double glazing.

Directions

From Caernarfon, follow the A4086 in the direction of Llanberis. Just after passing Cwm-y-Glo take the left-hand turn onto the A4244, signposted Bangor. Continue on this road taking the second right hand turn signposted Deiniolen. Follow the road into the village centre then turn right onto New Street and the property is located on the left-hand side, before the convenience store.

What3Words: typified.cherish.firepower



Services

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

Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

LPG 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: To be confirmed. See EPC report for full information.



A two-bedroom end-terrace property in Deiniolen, offering well-proportioned accommodation, a low-maintenance rear courtyard and a substantial garage with potential for further development, subject to planning consents.

Ground Floor

Porch

Lounge 4.65m x 2.99m (15'3" x 9'10") *Max. dimensions*

Kitchen/Diner 4.59m x 3.02m (15'1" x 9'11") *Max. dimensions*

Bathroom 2.13m x 1.95m (7' x 6'5")

Rear Porch

First Floor Landing

Bedroom 1 3.47m x 3.20m (11'5" x 10'6") *Max. dimensions*

Bedroom 2 3.03m x 2.31m (9'11" x 7'7")

Dressing Room/Office 3.04m x 2.37m (10' x 7'9")

Garage

- End Terrace Property
- 2 Bedrooms
- Additional Dressing Room/Office
- 1 Bathroom
- Well-Proportioned Accommodation Throughout
- Low Maintenance Rear Garden
- Sizeable Garage with Development Potential (Subject to Planning Consents)
- LPG Central Heating & uPVC Double Glazing



Disclaimer

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