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**Haulfre, 14 Ffordd Deiniol, Deiniolen, Caernarfon, LL55 3LL**

Asking Price: £195,000

EPC Rating: To be confirmed

# Haulfre, 14 Ffordd Deiniol, Deiniolen, Caernarfon, LL55 3LL

## Summary

A generously proportioned two-Bedroom Terraced property, conveniently situated in the centre of Deiniolen. The property offers two Reception Rooms, a contemporary Kitchen, a well-appointed Bathroom and low-maintenance gardens, together with a useful brick-built external storage shed. Deiniolen benefits from a range of local amenities, including a convenience store, public house and primary school, with further facilities available in the neighbouring villages of Llanrug and Llanberis. The accommodation begins with an Entrance Porch leading into the Hallway, which retains its original parquet flooring and features stairs rising to the first floor. To the front of the property is the first of two Reception Rooms, currently utilised as a Dining Room, with an electric fireplace and laminate flooring. To the rear is the Lounge, featuring a multi-fuel burner and continued original parquet flooring. The Kitchen is situated to the rear and is fitted with contemporary gloss grey cabinetry complemented by speckled work surfaces. Integrated appliances include an oven, grill and hob, with additional plumbing for a washing machine. The room benefits from laminate flooring, together with a window and external door to the side. On the first floor, the landing provides access to a good-sized loft via a hatch. The loft is fitted with a Velux window and offers potential for conversion, subject to obtaining the necessary planning and building regulation approvals. There are two Bedrooms, with the principal Bedroom positioned to the front and benefiting from dual front-facing windows. The second Bedroom overlooks the rear. Completing the accommodation is the family Bathroom, fitted with an electric shower over the bath, W/C, washbasin and useful storage cupboard housing the boiler. The room is finished with splashback wall coverings and a tiled floor. Externally, the rear garden has been designed for ease of maintenance, comprising a slabbed pathway along the right-hand side, with decorative stone areas incorporating a variety of plants and trees. To the far end is a useful brick-built storage shed, with a gate providing access to the rear service lane. To the front, the property is enclosed by a boundary wall and metal fencing, with a gate opening onto a low-maintenance garden area and a concrete pathway leading to the entrance. 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 past the convenience store, then the property is located on the right-hand side.

**What3Words: portable.juggle.dumps**




## 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 well-presented two-Bedroom Terraced property situated in the heart of Deiniolen, offering two Reception Rooms, a contemporary Kitchen, low-maintenance gardens, useful external storage and potential for loft conversion, subject to the necessary consents.***

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| **Ground Floor** | |
| **Entrance Porch** | |
| **Dining Room** | *3.84m x 3.83m (12'7" x 12'7") Max. dimensions* |
| **Lounge** | *4.07m x 3.72m (13'4" x 12'2") Max. dimensions* |
| **Kitchen** | *3.04m x 2.52m (10' x 8'3")* |
| **First Floor Landing** | |
| **Bedroom 1** | *4.97m x 3.28m (16'4" x 10'9") Max. dimensions* |
| **Bedroom 2** | *3.75m x 3.05m (12'4" x 10') Max. dimensions* |
| **Bathroom** | *3.01m x 2.47m (9'11" x 8'1") Max. dimensions* |
| **Outside Store** | |

- Terraced Property
- 2 Bedrooms
- 1 Bathroom
- 2 Versatile Reception Rooms
- Low Maintenance Gardens
- LPG Central Heating & uPVC Double Glazing






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