DAFYDD HARDY
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2 Llys Rhiwen, High Street, Deiniolen, Caernarfon, Gwynedd, LL55

Asking Price: £110,000

EPC Rating: C

2 Llys Rhiwen, High Street, Deiniolen, Caernarfon, Gwynedd, LL55 3HR

Summary

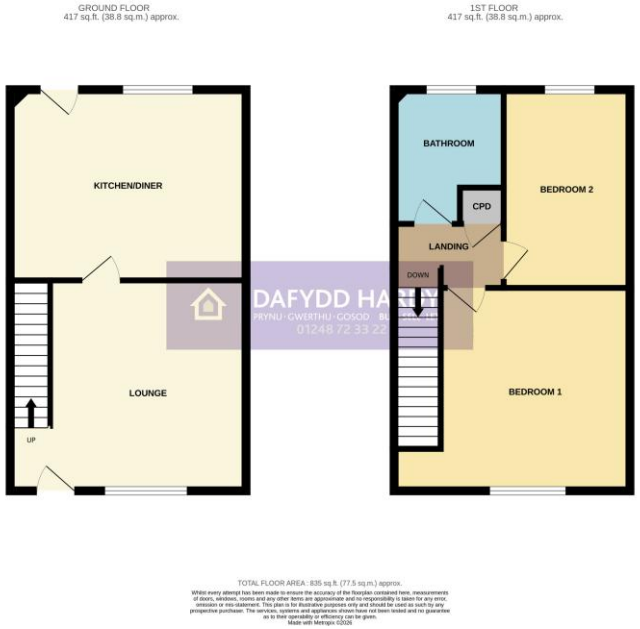
Located in the heart of Deiniolen village, this 2 Bedroom Terraced property offers an excellent opportunity for buyers seeking a project to modernise and make their own. The village provides a range of local amenities, including a convenience store, public house, and primary school, with further facilities available in the nearby villages of Llanberis and Llanrug.

The accommodation briefly comprises a Lounge with stairs to the first floor and a front-facing window. To the rear is a spacious Kitchen/Diner, fitted with wood-effect cabinetry and white worktops, featuring an integrated breakfast bar, built-in hob and extractor, and a window and door leading to the rear garden. Upstairs, the Landing provides loft access and a useful storage cupboard, ideal for linen and towels. There are two well-proportioned Bedrooms, with bedroom 1 positioned at the front and bedroom 2 overlooking the rear. The accommodation is completed by the family Bathroom, fitted with a bath with electric shower over, WC, washbasin, partially tiled walls, and vinyl flooring. Externally, the rear garden is arranged over tiers, with a ground-level concrete area suitable for outdoor seating, and steps leading up to planted sections for shrubs and greenery. To the front, there is a gravelled area providing shared off-road parking. Additional benefits include LPG central heating and double glazing.

Directions

From our Caernarfon office, follow the directions for Llanberis/A4086. Continue through the villages of Llanrug and Cwm-Y-Glo continuing in the direction of Llanberis. At the next roundabout, take the first exit, following the directions for Deiniolen/A4244. Continue along this road for approximately 0.6 miles then at the top of the hill, turn right for Deiniolen/Dinorwig. Follow the road into Deiniolen village and over several speedbumps, where the property is located on the left-hand side opposite the primary school.

What3Words: calculating.simulates.contour



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 to be advised 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: C. See EPC report for full information.

Agents Note

1. 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.

2. Please note that the property is currently under the title for 1-4 Llys Rhiwen, this will be split at point of sale. This will need to be considered, as it may cause a delay in the conveyancing process. Please note that the property is in the process of going through probate, therefore a sale cannot complete until the probate is through.













Ground Floor	
Lounge	*4.78m x 4.27m (15'8" x 14') Max. dimensions*
Kitchen/Diner	*4.74m x 3.85m (15'7" x 12'8") Max. dimensions*
First Floor	
Landing	
Bedroom 1	*4.78m x 4.11m (15'8" x 13'6") Max. dimensions, L-shaped*
Bedroom 2	*4.07m x 2.55m (13'4" x 8'4")*
Bathroom	*2.71m x 2.08m (8'11" x 6'10") Max. dimensions, L-shaped*
Council Tax	*This property is council tax band B.*

- Terraced Property
- 2 Bedrooms
- 1 Bathroom
- Well-Proportioned Accommodation
- LPG Central Heating & Double Glazing
- In Need of Modernisation

Disclaimer
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