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Llifon House, 1 Llifon Terrace, Bontnewydd, Caernarfon, Gwynedd,

Asking Price: £150,000

EPC Rating: E

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Summary

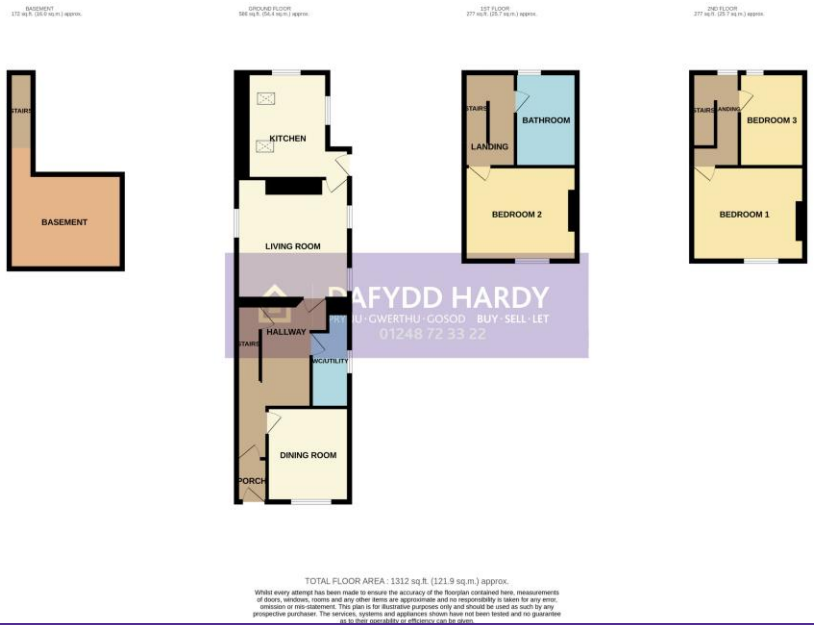
A character stone built, End Terrace home, conveniently located in the charming village of Bontnewydd. The spacious home is spread out over 4 floors, which includes a nicely sized basement level that is accessed underneath the stairs. Entering the home through the front door, you are lead through the hallway to the Dining Room, downstairs WC/Utility Room, good sized Living Room and at the back of the property is the sizeable fitted Kitchen with integrated oven, hob and dish washer, as well as 2 Velux windows that provide great additional light to the room. The first floor offers a Double Bedroom and the Family Bathroom that benefits from both a bathtub and separate shower. Up on the second floor you will find the Primary Bedroom as well as an additional Double Bedroom. All of the Bedrooms are of a good size and offer views of the village from the frontal aspect and partial views of the fields from the rear. Outside there is off-road parking at the front of the property and a fully enclosed yard to the rear that is easily maintained throughout the year. Then home is warmed with Gas Central Heating and is fully uPVC Double Glazed.

Directions

From Caernarfon, follow the A487 south in the direction of Porthmadog. On reaching the village of Bontnewydd, proceed straight on at the roundabout and the property will be on your left, just before The Newborough Arms.

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 C.

Energy Performance Rating

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













A well-proportioned 3 Bedroom, End Terrace home with off-road parking and a private rear garden.

Porch	
Hallway	
Basement	*4.12m x 4.12m (13'6" x 13'6") max. dimensions*
Dining Room	*2.89m x 3.31m (9'6" x 10'10")*
WC/Utility	*1.5m x 3.22m (4'11" x 10'7") max. dimensions*
Living Room	*3.73m x 4.19m (12'3" x 13'9") max. dimensions*
Kitchen	*3.55m x 3.7m (11'8" x 12'2") max. dimensions*
Landing	
Bedroom 2	*4.2m x 3.26m (13'9" x 10'8") max. dimensions*
Bathroom	*2.16m x 3.24m (7'1" x 10'8")*
Landing	
Bedroom 1	*4.22m x 3.29m (13'10" x 10'10") max. dimensions*
Bedroom 3	*2.3m x 3.22m (7'7" x 10'7")*

- Spacious End Of Terrace Home
- 3 Double Bedrooms
- Convenient Village Location
- Good Size Basement
- Off-Road Parking & Enclosed Rear Yard
- Gas Central Heating With uPVC Double Glazing

Outside

There is off-road parking at the front of the property and a good sized, fully enclosed concrete yard to the rear that offers easy manageability all year round.






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