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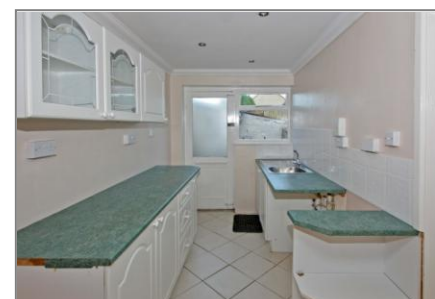
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Derwenfa, 2 Bryn Teg Terrace, Caethro, Gwynedd LL55 2SY • £78,000

A little TLC will go a long way with this cosy house.

- Cosy Mid Terrace House
- 2 Good Size Bedrooms & Family Bathroom
- Village Setting
- Very Pleasant Mid Terrace Neighbourhood
- In Need Of Some Modernisation
- Sizeable Lounge, Dining Room & Fitted Kitchen
- Economy 7 Night Storage Heating
- Useful Rear Yard
- Advantage Of No Onward Chain
- Viewing Highly Recommended



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

Derwenfa , 2 Bryn Teg Terrace, Caeathro, Gwynedd North Wales LL55 2SY



Description

If you are a first time buyer, an Investor or someone seeking an affordable home or holiday retreat in a village setting, we would highly recommend that you view this cosy mid terrace house that is located in a very pleasant residential neighbourhood in the scenic village of Caeathro. Although the dwelling, whose origins are believed to date back to an earlier part of the 20th century, has been well cared for over the years, it would now profit from a degree of updating. The well-proportioned accommodation, which benefits from economy 7 night storage heating, includes on the ground floor a Sizeable Lounge and Dining Room, a Fitted Kitchen, and a Family Bathroom, while the first floor provides 2 Good Size Bedrooms.



Location

Lying close to the Snowdonia National Park, the scenic village of Caeathro is opportunely placed via the excellent surrounding road network for the many coastal and rural attractions to be found along the striking Lleyn Peninsula and the lovely areas to be found in the direction of Mid Wales. The historic town of Caernarfon, which is approximately 2 miles from the park, offers a wide range of shops, essential services and recreational facilities, ensuring your needs are well catered. A little further afield, you will find the A55 Expressway that westbound will propel you to the beautiful island of Anglesey and eastbound through the university city of Bangor and along the North Wales Coast to Chester and onwards towards Liverpool and Manchester, eventually linking up with the National Motorway system.



Property Features

Lounge
13' 7" x 11' 9" (4.14m x 3.58m)

Dining Room
11' 5" x 7' 4" (3.48m x 2.24m)

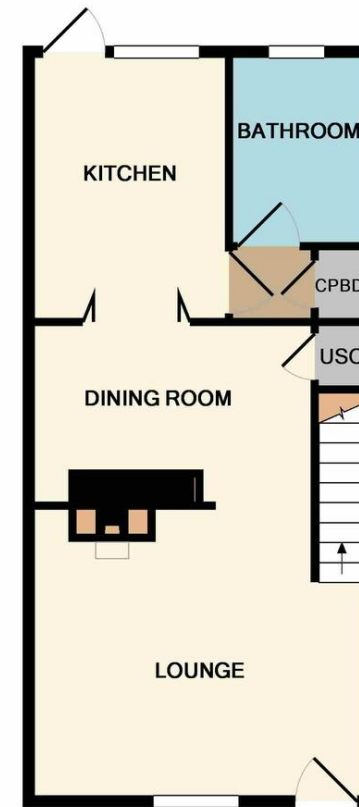
Kitchen
10' 9" x 8' 0" (3.28m x 2.44m)

Bathroom
7' 9" x 5' 8" (2.36m x 1.73m)

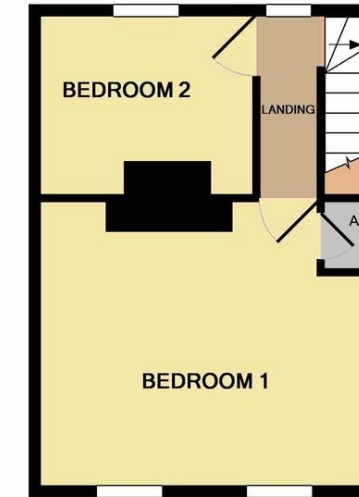
Landing

Bedroom 1
13' 7" x 11' 8" (4.14m x 3.56m)

Bedroom 2
8' 10" x 7' 6" (2.69m x 2.29m)



GROUND FLOOR
APPROX. FLOOR
AREA 400 SQ.FT.
(37.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 251 SQ.FT.
(23.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 652 SQ.FT. (60.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
Made with Metropix ©2018

Outside

A small but useful yard area can be found at the rear of the house.

Directions

From Caernarfon, follow the A4085 in the direction of Beddgelert. On entering Caeathro, you will pass the Glan Gwna Country Holiday Park on the left. Continue on this route for a further 200 yards and turn right onto Tai Glangwna. Carry on for about 100 yards, where you will find the property on your right hand side.

Services

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

Heating

Economy 7 Night Storage 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.

Energy Performance Certificate HM Government

2 Bryn Teg Terrace, Caeathro, CAERNARFON, LL55 2SY

Dwelling type: Mid-terrace house Reference number: 9178-0005-7234-5178-4914
Date of assessment: 13 April 2018 Type of assessment: RdSAP, existing dwelling
Date of certificate: 16 April 2018 Total floor area: 62 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 4,908
Over 3 years you could save	£ 3,393

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 276 over 3 years	£ 150 over 3 years	You could save £ 3,393 over 3 years
Heating	£ 2,574 over 3 years	£ 1,101 over 3 years	
Hot Water	£ 2,058 over 3 years	£ 264 over 3 years	
Totals	£ 4,908	£ 1,515	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating

The graph shows the current energy efficiency of your home. The higher the rating the lower your fuel bills are likely to be. The potential rating shows the effect of undertaking the recommendations on page 3. The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60). The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Very energy efficient - lower running costs	Current	Potential	Not energy efficient - higher running costs
92-100 A	92	92	1-10 G
81-91 B			
69-80 C			
55-68 D			
39-54 E			
21-38 F			
1-10 G			

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Flat roof or sloping ceiling insulation	£850 - £1,500	£ 381
2 Cavity wall insulation	£500 - £1,500	£ 96
3 Internal or external wall insulation	£4,000 - £14,000	£ 300

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.