



DAFYDD HARDY

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FOR SALE
AR WERTH



3 Tre Ddafydd, Penygroes, Caernarfon LL54 6PW • **New Price £74,999**

A perfect choice for first time buyers.

- Stone Built Mid Terrace House
- Double Bedroom With A Nursery/Walk-In Wardrobe
- Spacious Reception Room
- Modern Fitted Kitchen
- Ground Floor Shower Room
- uPVC Double Glazing
- Gas Central Heating
- Paved Rear Garden
- Central Village Location
- Ideal First Time Buy



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Description: Traditionally built from local stone and slate this Mid Terrace House in Penygroes is an ideal choice as a first time buy or an investment. The well presented accommodation briefly comprises of a spacious Lounge with an eye catching spiral staircase to the first floor. The light and airy Lounge has an attractive fireplace with an electric fire insert and ample room for a 3 piece suite. Through to the rear of the property is a modern fully fitted Kitchen complete with cream units, topped with a slate effect work surface. The part tiled Kitchen also has an electric oven, gas hob and an overhead extractor fan, all integrated along with a circular sink. Completing the ground floor is a Shower Room with a white Wc suite and a large shower cubicle. Upstairs is a generous size Double Bedroom with an additional room attached that is currently being used as a walk-in wardrobe or could easily be turned into a nursery/junior bedroom. The property has a gas central heating system and uPVC double glazing throughout and has been tastefully decorated to a high standard. We highly recommend you book a viewing soon to fully appreciate this absolute gem of a property.



Location: The Village of Penygroes is situated along the main A487 which links Caernarfon to Porthmadog whilst allowing easy connections with the University City of Bangor, the main A55 expressway, the North Wales coastline and Anglesey. Penygroes enjoys a wide variety of shops and businesses together with schools, and a leisure centre. The main shopping towns of Caernarfon and Porthmadog are only a few miles away and there is a regular bus service to both. Situated close to the picturesque Nantlle Valley, there is ample opportunity to explore the beautiful surrounding countryside, a perfect playground for walkers and climbers or just to get a away from it all and get some fresh air.

Lounge: 17' 9" x 9' 1" (5.43m x 2.78m)

Kitchen: 12' 4" x 9' 6" (3.78m x 2.90m) max dimensions

Shower Room: 4' 8" x 5' 8" (1.44m x 1.74m)

Bedroom: 9' 5" x 9' 3" (2.88m x 2.82m)

Box Room: 4' 9" x 4' 9" (1.47m x 1.47m)

Outside: At the rear of the property is a paved garden area with a variety of flowering shrubs and bushes, planted around the border and a garden store that currently houses a washing machine and dryer.

Tenure: We have been informed that the tenure is Freehold.

Heating: Gas Central Heating. The agent has tested no services, appliances or central heating system (if any).

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

Directions: From Caernarfon, follow the A487 in the direction of Porthmadog. At the roundabout at the Inigo Jones slate attraction, take the first exit left signposted Pen y Groes. Proceed into the village and after just a few hundred yards, Tre Dafydd is the Terrace of houses on your right. Number 3 is at the far end.



GROUND FLOOR
APPROX. FLOOR
AREA 279 SQ.FT.
(25.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 165 SQ.FT.
(15.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 445 SQ.FT. (41.3 SQ.M.)

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