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Liverpool House, Baptist Street, Penygroes, Gwynedd LL54 6NU • £99,950
A deceptively spacious home, in a central village location.

- Generous Size Mid Terrace Home
- Set Over 3 Storeys
- 3 Bedrooms
- 3 Reception Rooms
- Large Basement Kitchen
- Modern Shower Room
- Gas Central Heating System
- uPVC Double Glazing
- Long Rear Garden & Detached Single Garage
- Close Proximity To Village Centre



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF

Liverpool House, Baptist Street, Penygroes, Gwynedd LL54 6NU North Wales



Description

Located within the popular village of Penygroes, this larger than expected Mid Terrace House, is only a short walk away from the shops and schools, as well as the local leisure centre. Set over 3 storeys and in need of some upgrading, this generous size home has lots of potential as well as a large rear garden. The well proportioned accommodation briefly comprises of a spacious Entrance Hall that leads through to the rear Sitting Room. Here you will find sliding doors that divide the sitting room and the main Lounge, giving you the option for two separate rooms or one generous size room. An open tread staircase leads to the first floor where there are 3 Bedrooms, made up of a good size Master Double Bedroom, a rear facing Double Bedroom and a smaller Single Bedroom. Completing the first floor is a small Wc. Further rooms are located in the basement and consist of a 3rd Lounge and a good size Kitchen. The Kitchen, in need of upgrading, has been fitted with white base units with matching wall cupboards and white work surfaces. To the rear of the property a small extension that houses the modern Shower Room, fitted with a double shower unit and a white Wc suite. A gas central heating system is in place as well as uPVC double glazing. With a degree of upgrading this larger than average terrace home offers great potential and would be an ideal project for any DIY enthusiast. We highly recommend you book a viewing soon to fully appreciate this great family home.

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.

Property Features:

Ground Floor

Hallway

Lobby

Lounge: 12' 5" x 9' 11" (3.80m x 3.03m) max

Sitting Room: 12' 2" x 11' 7" (3.71m x 3.55m) max



BASEMENT LEVEL
APPROX. FLOOR
AREA 407 SQ.FT.
(37.8 SQ.M.)

GROUND FLOOR
APPROX. FLOOR
AREA 352 SQ.FT.
(32.7 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 355 SQ.FT.
(33.0 SQ.M.)

TOTAL APPROX. FLOOR AREA 1115 SQ.FT. (103.6 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
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Lower Ground Floor

Lounge: 14' 7" x 13' 3" (4.45m x 4.05m) max

Kitchen: 14' 7" x 10' 9" (4.45m x 3.30m) max

Lobby

Shower Room: 7' 7" x 6' 5" (2.32m x 1.96m)

First Floor Landing

Bedroom 1: 12' 11" x 9' 7" (3.94m x 2.93m) max

Bedroom 2: 11' 2" x 9' 7" (3.41m x 2.93m)

Bedroom 3: 10' 2" x 7' 1" (3.10m x 2.18m)

Wc

Outside: At the rear of the property is a long Garden, complete with a large wooden shed, a Greenhouse and a Detached Single Garage that is accessed from the rear service road. Close to the house are 2 patios for you to sit and relax in the sunshine.

Services

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

Directions

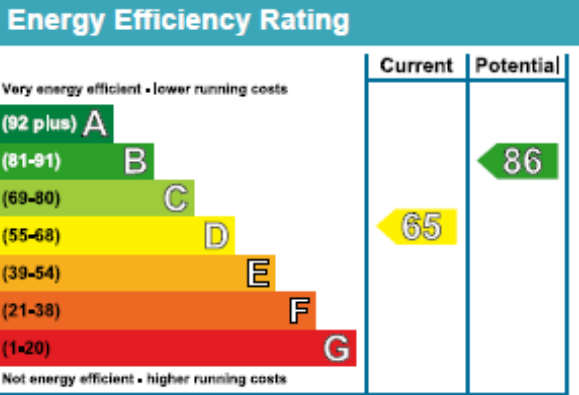
From Caernarfon, follow the A487 in the direction of Porthmadog. At the roundabout at the Inigo Jones slate attraction, take the first exit left signposted Penygroes. Proceed into the village and turn right at the crossroads, immediately after the pedestrian crossing. Continue along Snowdon Street taking the sharp right hand turning after the war memorial. Number 24 will be approximately 100 yards on your left opposite the turning for Chapel Street.

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.



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