

61 RHEDYW ROAD, LLANLLYFNI
ASKING PRICE £120,000
REFERENCE:



- MID TERRACE
- TWO BEDROOM
- GAS CENTRAL HEATING

- UPVC DOUBLE GLAZING
- OFF ROAD PARKING
- EPC D-58

DIRECTIONS

From Caernarfon on the second Penygroes roundabout turn left. At the next roundabout turn right. Follow the road into Llanllyfni and the property can be found on the right hand side.

Description

A two bedroom mid terraced house located close to the centre of the village. Double glazing throughout. Gas fired central heating. Rear garden with off road parking. Ideal first time home for a young family or a buy to let investor. EPC Rating D-58

Porch

Upvc front door, consumer unit.

Lounge

Upvc double glazing, radiator. Gas fire, under stairs storage, stairs leading to first floor.

Dining Room

Radiator. Door leading to kitchen.

Kitchen

Matching floor and walls units. Stainless steel sink and mixer tap. Washing machine point. Cooker point. Fridge point. Upvc double glazed windows and rear door.

Landing

Bedroom One

Radiator, Upvc double glazing.

Bedroom Two

Radiator, Upvc double glazing. Storage cupboard with loft hatch

Bathroom

Floor to ceiling tiled walls, wash hand basin. Electric shower over bath. W/c. Upvc double glazing

Outside

Rear garden with off road parking.

Tenure

The property is available Freehold. Solicitors to confirm.

Tax Band

The property is believed to be in A. Information from www.voa.gov.uk

Viewing Arrangements

Please contact the Porthmadog office on: 01766 512 666 or email us at porthmadog@bobparry.info



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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