



1 Caradog Place Deniolen LL55 3HS
Freehold End Terrace
£140,000-

- Spacious Extended End Terrace House Located In Village Of Deiniolen On Edge Of Snowdonia National Park
- 2 Bedrooms/1 Bathroom/2 Receptions
- Low Maintenance Patio Garden & Off-Road Parking
- Close Proximity to Village Amenities Including Village Shop, Primary School And Public House
- Ideal For First Time Buyers And Investors In Rural Location
- Views From Upper Floors Of National Park & Mountains
- Services Mains Electric, Mains Water, Mains Drains, Central Heating LPG Bottle Gas

These particulars are intended to give a fair description of the property but their accuracy cannot be guaranteed, and they do not constitute an offer of contract. Intending purchasers must rely on their own inspection of the property. None of the above appliances/services have been tested by ourselves. We recommend purchasers arrange for a qualified person to check all appliances/services before legal commitment.

Property Summary

A Spacious Extended End Terrace House Located In Village Of Deiniolen On Edge Of Yr Wyddfa/ Snowdonia National Park, Ideal For First Time Buyers And Investors, Set In A Rural Location & Within Close Proximity to Village Amenities Including Village Shop, Primary School And Public House. The Property Boasts Views From Upper Floors Of National Park & Mountains & Also Benefits From A Low Maintenance Patio Garden & Off-Road Parking Together With LPG Gas Central Heating & Double Glazing.

The accommodation briefly comprises front door into entrance porch with door into hallway with stairs to first floor and doors off into lounge with gas fire and surround, coved ceiling, recessed alcoves and window to front aspect, dining room with understairs storage cupboard, alcove displays and low maintenance floor covering, door through into kitchen having a range of fitted base units, roll top laminated worktops and part tiled surround. The kitchen has space and plumbing for the following appliances: cooker, fridge/freezer, washing machine and dryer, frosted glazed door to rear patio garden and parking area.

The first floor comprises landing with doors off into bedroom 1 with built in storage, coved ceiling and two windows to front aspect boasting stunning views of the Yr Wyddfa/ Snowdonia national park and mountains, bedroom 2 with window to rear aspect and completing the accommodation is the bathroom briefly comprising a fitted three-piece suite with panelled bath with fitted electric shower over, pedestal wash hand basin and wc, door to storage cupboard housing boiler.

Externally

To the front of the property is a courtyard style fore garden. To the rear is a paved patio garden area great for BBQ's and al-fresco dining and a parking space beyond.

Location

Deiniolen is a rural village sitting in an elevated position some 8 miles from the historic town of Caernarfon and amidst the lower slopes of the nearby Eryri mountains. Being situated in the heart of the village ensures that local amenities, to include a village store, primary school and public house are within easy walking distance. A bus services is also available connecting the village to the surrounding attractions. Also located on the outskirts of the village is a petrol filling station and convenience store. Both Caernarfon and Bangor can be reached with ease due to the excellent road network in the vicinity as can the main A55 expressway, allowing for easy commuting to the various towns across the North Wales coast and the Isle of Anglesey. Deiniolen is situated close to the mountainous region of the Eryri National Park, making it perfect for walkers, climbers and for the general enjoyment of the great outdoors.

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Council Tax Band B

Exact Location

what3words ///goad.massess.unhappy

AGENTS NOTES: If you arrange a viewing of this property, you will receive a confirmation email in your inbox. Please make sure you check your 'spam' or 'junk' folder as it sometimes finds its way in there.

Note to Customers

Lucas Estate Agents recommend clients/customers to use the conveyancing services of Mackenzie Jones Solicitors. The client/customer will receive a free, no obligation conveyancing quote from Mackenzie Jones Solicitors, should the client/customer proceed to engage the services of Mackenzie Jones Solicitors and a property transaction successfully completes, then Lucas Estate Agents will receive a referral fee of £120 inclusive of VAT. Lucas Estate Agents recommend clients/customers to use the financial services of FFP Solutions Ltd. With the consent of the client/customer, their details will be passed on to FFP Solutions Ltd to assist with their financial requirements. Should the client/customer proceed to engage the services of FFP and successfully purchase a product/service then Lucas Estate Agents will receive a referral fee of 50% of any commission earned by FFP Solutions Ltd



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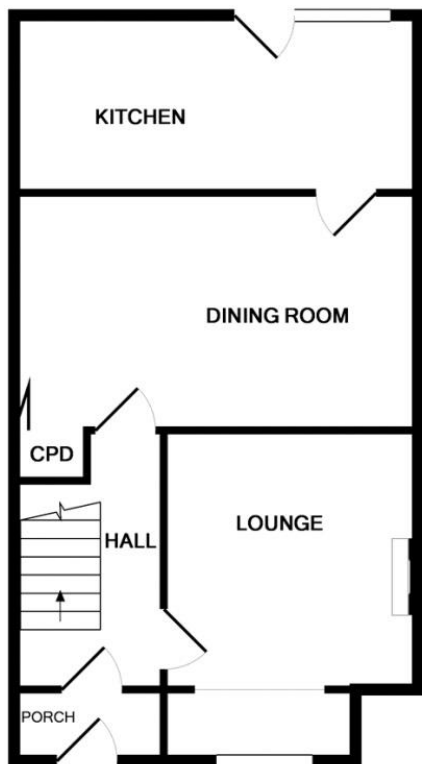


Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		17	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

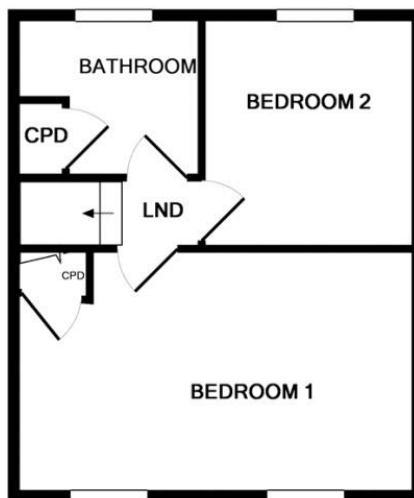
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

<https://find-energy-certificate.service.gov.uk/energy-certificate/8803-2377-2829-5306-1853>

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GROUND FLOOR



1ST FLOOR

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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