



**Dyffryn Ardudwy
Gwynedd
LL44**

Offers In Excess Of £170,000

bettermove 

Dyffryn Ardudwy

Bettermove are proud to present this 2 bedroom end of terrace house in Dyffryn Ardudwy, available with no forward chain.

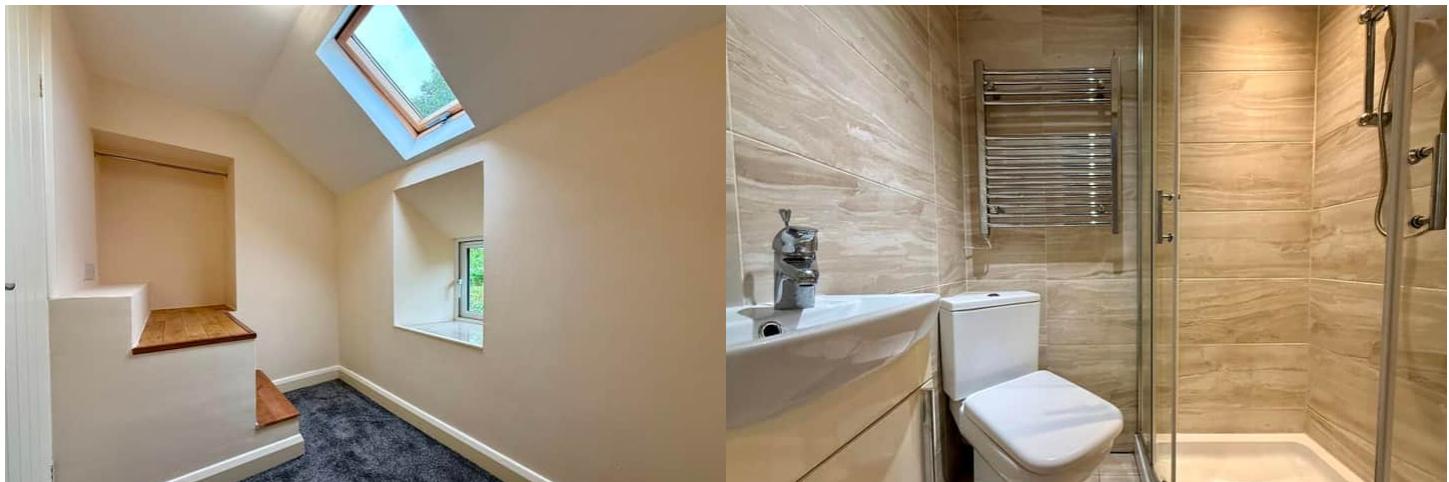
This property benefits from double glazing, and electric heating throughout, with off road parking available via a shared driveway.

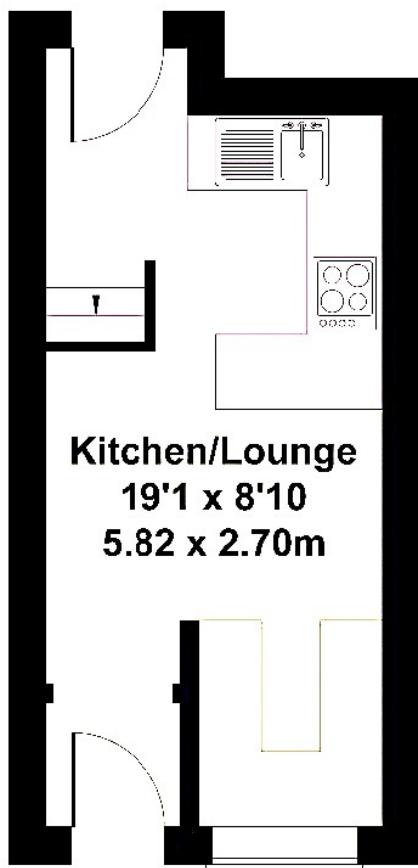
The council tax band is C.

The interior of this beautifully presented property comprises a spacious, open plan living and kitchen area on the ground floor. The first floor consists of two bedrooms, including one double, and one single, alongside a shower room. Situated on an impressive 0.29 acres of land, the exterior boasts a private rear garden, perfect for enjoying the summer months.

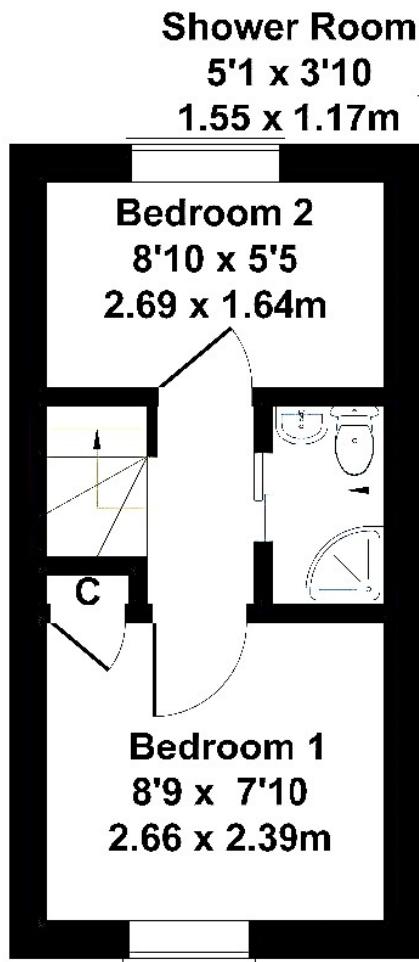
Located in the sought after village of Dyffryn Ardudwy, the property is close to a range of amenities, including shops, supermarkets, restaurants, pubs, and a short distance to Benar Beach. Excellent transport links can be found from Dyffryn Ardudwy Train Station, a variety of local bus routes, and close access to the A470.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove.





GROUND FLOOR



FIRST FLOOR

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	



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