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2 bedroom terraced house for sale, 59 Groesffordd Lane, Dwygyfylchi LL34 (1400 GBI

Location **Wales, Gwynedd**
https://www.freeadsz.co.uk/x-166326-z

Sitting in a quiet cul de sac location, this Mid Terrace House has been extended by the present owners to offer inviting accommodation comprising, in brief: Entrance hall, lounge, kitchen, dining room, conservatory, two first floor bedrooms (master with en-suite shower room), family bathroom and attic room. Upvc double glazing. Gas central heating. Driveway parking for two cars at the front of the property, and a good size garden at the rear laid half to lawn and half to paving stones. Delightful views over the sea, towards the mountains and Puffin Island, can be enjoyed from the rear aspect and Conwy mountains from the front. Conveniently located close to local amenities and within easy access to the A55 expressway.*MID TERRACE HOUSE*TWO BEDROOMS PLUS ATTIC ROOM*DRIVEWAY PARKING*SEA VIEWSAccommodationUpvc double glazed front door with frosted leaded light panel into;Enclosed Entrance PorchCoat hooks, inset lighting to ceiling, upvc double glazed inner door giving access to;Entrance HallStairs leading up to first floor accommodation.Lounge (14` 11`` x 10` 9`` 4.54m x 3.27m)Central heating radiator, picture rail, feature pebble effect living flame gas fire inset to wall, television aerial point, built in storage cupboards, under-stairs storage cupboard housing the electric meter, laminate flooring, front aspect upvc double glazed window.Kitchen (13` 10`` x 7` 5`` 4.21m x 2.26m)Fitted wall, base, drawer and display units with high gloss roll edge worktops over, inset round stainless steel sink unit with space and plumbing for automatic washing machine and dishwasher, wall mounted ``Baxi`` gas central heating combination boiler, built in fan assisted electric oven and four ring ceramic hob with stainless steel chimney style extractor hood over, space for fridge/freezer, spotlighting, laminate flooring serving hatch to dining room.Dining Room (15` 4`` x 12` 11`` into recess 4.67m x 3.94m)Central heating radiator, laminate flooring, side aspect upvc double glazed window, two sealed unit double glazed ``Velux`` roof windows, upvc double glazed door leading out to the rear garden, double French doors leading into;Conservatory (14` 5`` x 11` 2`` 4.29m x 3.40m)Wall lighting, television aerial point, laminate flooring, polycarbonate roof, triple aspect upvc double glazed windows and double doors leading out to the rear garden.A staircase leads from Entrance Hall up to First Floor Accommodation;LandingCentral heating radiator.Bedroom 1 (13` 11`` x 11` 8`` 4.24m x 3.55m)Central heating radiator, picture rail, television aerial point, front aspect upvc double glazed window enjoying views towards the mountains.En-suite Shower RoomFully tiled shower cubicle with fitted mains shower and folding glass screen, pedestal wash/hand basin with tiled splash-back, shelf and shaver point over, wall mounted chrome ladder style towel warmer, wall mounted bathroom cabinet, front aspect upvc double glazed window with opaque glass.Bathroom (7` 8`` x 4`11`` 2.33m x 1.50m)White suite comprising panelled bath with mixer tap/shower attachment, pedestal wash/hand basin with tiled splash-back and shelf over, low level w.c, laminate flooring, wall mounted chrome ladder style towel warmer, rear aspect upvc double glazed window with opaque glass.Bedroom 2 (10` 6`` x 7` 8`` into recess 3.20m x 2.33m)Central heating radiator, television aerial point, recess with shelving, rear aspect upvc double glazed window enjoying delightful views over the sea towards Puffin Island and the mountains and Conwy mountains from the front.A staircase leads from First Floor Landing into;Attic Room (15` 11`` into recess 4.85m x 3.20m )Velux roof window, two sealed unit double glazed ``Velux`` roof windows enjoying views over the sea towards the mountains and Conwy mountains.Outside:To the front of the property is a paved forecourt allows off-road parking for two vehicles, boundary fencing, views towards the mountains.The garden to the rear is of a good size and laid half to lawn and half to paving stones, boundary fencing, gate to rear, side aspect, Gas Fax Band D (provided onEnergy Efficiency Rating:

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