



# DAFYDD HARDY

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FOR SALE  
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## DAFYDD HARDY

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Floorplans



5 Local Offices  
Across North Wales



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7 Days A Week

97%

Would Recommend  
To A Friend

25+

Years Of Business



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Call us on  
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Find us online at:  
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[www.DafyddHardy.co.uk](http://www.DafyddHardy.co.uk)



**4 Henbont Road, Criccieth, Gwynedd LL52 0DG • £165,000**

*A superb first time buy - this home will undoubtedly impress!*

- Appealing Modernised Mid Terrace House
- Renovated Throughout - Beautifully Presented
- 2 Bedrooms & Contemporary Bathroom
- Bright Lounge With Multi-Fuel Stove
- Dining Kitchen & Useful Utility Porch
- uPVC Double Glazing & Gas Central Heating
- Sunny Southerly Facing Aspect
- Attractive Gardens Front & Rear
- Ideal For The Beach & Local Amenities
- Ideal First Time Buy



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12 Y Maes, Caernarfon, Gwynedd LL55 2NF



Bryntirion, 4 Henbont Road, Criccieth, Gwynedd LL52 0DG North Wales



**Description**  
This beautifully presented Mid Terrace Residence (in a row of 4) will undoubtedly impress. Enjoying a southerly aspect amidst similar styled properties, local amenities are just a short walk away whilst more importantly, the seafront and beach are literally just around the corner! Externally, there are gardens front and rear and there is on road parking for local residents within the vicinity. Benefiting from uPVC double glazing throughout and gas central heating, the accommodation comprises: Entrance Hall, Lounge with multi-fuel stove, Kitchen, Utility Porch, Landing, 2 Bedrooms and Bathroom. Viewing comes highly recommended, you could move straight in within minimal fuss and be very pleased with your purchase.



**Location**  
The historic town of Criccieth is situated on the beautiful southern coast of the Llyn Peninsula, which offers some exceptional coastal scenery - sandy beaches, a rugged coastline and a dramatic backdrop with the Snowdonia mountain range in the distance. Porthmadog is some 6 miles from the village, while the proximity of the sea means that there is the possibility to enjoy water sports, sailing, fishing, walks or even a paddle. Dolphins also frequent this coastline, so look out for them. The village offers a good range of amenities including shops, a post office, restaurants and pubs, a golf course and essential seaside fish & chips and ice cream parlour. The main shopping town on the peninsula is the market town of Pwllheli, some 8 miles away, which is reached by the main A497 thoroughfare and has a large marina, a good range of shops, schools and rail links.

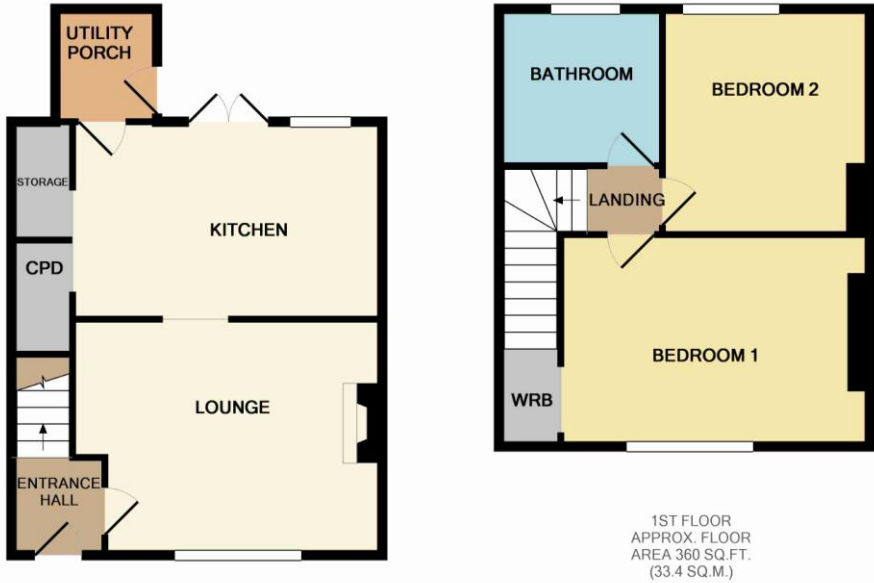


**Property Features**

**Entrance Hall**  
**Lounge**  
11' 2" X 14' 9" (3.42m X 4.51m max)  
**Kitchen**  
9' 4" X 14' 9" (2.86m X 4.50m)

**Utility Porch**  
5' 4" X 4' 9" (1.64m X 1.47m)

**Landing**  
**Bedroom 1**  
10' 1" X 14' 10" (3.08m X 4.53m max)  
**Bedroom 2**  
10' 8" X 9' 6" (3.27m X 2.92m)  
**Bathroom**  
7' 3" X 8' 0" (2.22m X 2.44m)



GROUND FLOOR  
APPROX. FLOOR  
AREA 392 SQ.FT.  
(36.4 SQ.M.)  
TOTAL APPROX. FLOOR AREA 752 SQ.FT. (69.9 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  
Made with Metropix ©2016

**Outside:** To the front is an enclosed garden with a Privet hedged border, flowerbeds and shrubs. The garden to the rear offers a seating area, gravelled area and a large shed with power and light. A gate opens to a privately owned (Council) piece of land.

**Directions**  
From Caernarfon, follow the A487 in the direction of Porthmadog turning right for Criccieth along the B4411 just after the village of Bryncir. Follow the road into the centre of Criccieth, proceeding straight over the cross-roads over the railway track and bearing right onto Tanygrisiau Terrace. After approximately 150 yards, turn right into Henbont Road where you'll find the property located on your right hand side.

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

**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.

**Viewing by Appointment**  
Tel: 01286 677774  
Email: caernarfon@dafyddhardy.co.uk

Energy Performance Certificate

4, Hen Bont Road, CRICCIETH, LL52 0DG

Dwelling type:Mid-terrace house

Date of assessment:04 May 2016

Date of certificate:04 May 2016

Reference number:0511-2884-7559-9706-5165

Type of assessment:RdSAP, existing dwelling

Total floor area:73 m²

Use this document to:

• Compare current ratings of properties to see which properties are more energy efficient

• Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:

£ 1,923

Over 3 years you could save

£ 507

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 192 over 3 years	£ 150 over 3 years	
Heating	£ 1,515 over 3 years	£ 1,146 over 3 years	
Hot Water	£ 216 over 3 years	£ 120 over 3 years	
Totals	£ 1,923	£ 1,416	You could save £ 507 over 3 years

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating

Very energy efficient - lower running costs

(92 plus) A

(81-91) B

(69-80) C

(55-68) D

(39-54) E

(21-38) F

(1-20) G

Not energy efficient - higher running costs

Current

Potential

70

89

The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.


The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Cavity wall insulation	£500 - £1,500	£ 303	
2 Floor insulation (solid floor)	£4,000 - £6,000	£ 72	
3 Low energy lighting for all fixed outlets	£20	£ 36	

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit [www.direct.gov.uk/savingenergy](http://www.direct.gov.uk/savingenergy) or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.

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