DAFYDD HARDY
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Braich Melyn, Rhostryfan, Gwynedd, LL54 7NU

Asking Price: £295,000

EPC Rating: E

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Summary

A most spacious Detached Family Residence situated within the sought after village of Rhostryfan, being within easy reach of Caernarfon town, the scenic coastline and the Eryri/Snowdonia National Park whilst enjoying distant views of the sea from all first floor bedrooms on a clear day. The interior is both spacious and versatile whilst externally there's ample off road parking, manageable gardens and 2 generous Attached Garages, perfect for storage purposes or indeed any car/motorcycle enthusiast. The lounge is particularly generous in size with a focal real open fireplace. There are 2 bedrooms on the ground floor and 3 to the first floor, each level served by bathroom facilities. The current layout could easily be re-configured to suit your particular needs. The property offers much scope as a family home but will require extensive modernising. Benefiting from uPVC double glazing and oil central heating, the accommodation briefly comprises: Entrance Hall, Lounge, Kitchen, WC, Study, 2 Bedrooms, Bathroom, Landing, 3 further Bedrooms and Shower Room.

Rhostryfan which has a primary school, is situated just minutes from the main arterial roads of the A487 and A499 (and new by-pass) which lead to Caernarfon, Pwllheli and Porthmadog. Nearby Bontnewydd offers amenities of a convenience store, fast food outlet and public house. The large shopping and historic town of Caernarfon is only some 4 miles distant with numerous supermarkets, an abundance of independent shops, schools and leisure facilities.

Directions

From Caernarfon, follow the A487 in the direction of Porthmadog. Continue through the village of Bontnewydd turning left signposted Rhostryfan/Rhosgadfan. On reaching Rhostryfan, proceed up the hill for just a short distance where you'll find the property located on your right hand side.

https://what3words.com/spades.shimmered.obstruct

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage.



Heating

Oil 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.

Council Tax Band

The property is council tax band D.

Energy Performance Rating

The property has the following EPC rating: E. See EPC report for full information.













Entrance Hall	
Lounge	*7.32m x 4.41m (24' x 14'6") Max*
Kitchen	*3.78m x 3.08m (12'5" x 10'1")*
WC	
Study	*1.78m x 1.89m (5'10" x 6'2")*
Bedroom 4 (Dining Room)	*3.79m x 3.05m (12'5" x 10')*
Bedroom 5	*3.78m x 2.79m (12'5" x 9'2")*
Bathroom	
Landing	
Bedroom 1	*3.56m x 4.76m (11'8" x 15'7") Max*
Bedroom 2	*3.79m x 3.32m (12'5" x 10'11") Max*
Bedroom 3	*4.41m x 4.25m (14'6" x 13'11") Max: L-Shaped Room.*
Shower Room	
Garage/Carport	*3.46m x 6.69m (11'4" x 21'11")*
Garage 2	*3.57m x 5.79m (11'9" x 19')*

- Most Spacious Detached Family House
- 4-5 Bedrooms, Bathroom, WC & Shower Room
- Sizeable Lounge With Dining Area
- Feature Open Fireplace To Lounge
- uPVC Double Glazing Throughout
- Oil Fired Central Heating System
- Garden, Off Road Parking & 2 Large Garages
- Requires Extensive Modernising/Updating
- Sought After Village Location






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