DAFYDD HARDY
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Afon House, Station Road, Llanberis, Caernarfon, Gwynedd, LL55 4TA

Offers in the region of: £400,000

EPC Rating: C

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Summary

An excellent opportunity to acquire a sizeable Detached Bungalow situated within the celebrated mountain village of Llanberis, being within walking distance of village amenities, the scenic lakeside and of course the mountains which are located practically on your doorstep. The property stands on a generous plot with a private driveway, ample off road parking, an integral Garage (with power/light) and a spacious yet manageable lawned garden. There are also fine views of the surrounding mountains, in particular the Glyder Range whilst from parts of the garden are views towards the summit of Yr Wyddfa. Afon House was extensively refurbished in 2013 and comes excellently presented throughout. Some highlights include under-floor heating (with a control panel per room) and Karndean flooring to all rooms, a tilt/turn panoramic door/window to the lounge and a constant hot water tap system to the kitchen. The modern kitchen offers ample space for dining purposes (with patio doors) and comes fitted with a built-in oven, microwave, 5 ring gas hob, extractor, fridge and freezer plus there's the added benefit of a dedicated utility room. 3 spacious bedrooms are served by a contemporary family bathroom with 3 piece suite and separate shower. Off the hallway is access via a folding ladder to a generous loft for general storage purposes. The property comes fitted with uPVC double glazing throughout and gas (under-floor) central heating.

Llanberis borders the Eryri National Park (Snowdonia), being situated at the foot of Yr Wyddfa/Snowdon. Llanberis is well known for its quarrying past yet is a special location for rock climbers, mountaineers or those simply wishing to enjoy incredible mountain scenery. This colourful village is also home to the famous rack and pinion mountain railway. Llanberis offers a varied range of amenities to include the usual village stores, outdoor apparel retailers, restaurants, public houses and primary school. If you like outdoor activities and leisure pursuits then Llanberis is the right place for you!

Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. Take the first turning into the village and follow the road into the centre passing the Spar convenience store on your right. Continue onwards and on passing Snowdon Garage on your right take the next left turning into Station Road. Follow the road for just a short distance where you'll see the private drive for the property tucked away on your left hand side.

https://what3words.com/rubble.cement.option



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.

Council Tax Band

The property is council tax band D.

Energy Performance Rating

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













Entrance Hall	
Lounge	*5.53m x 4.34m (18'2" x 14'3") Max*
Kitchen/Dining Room	*5.45m x 3.55m (17'11" x 11'8")*
Utility Room	*2.88m x 1.78m (9'5" x 5'10") Max*
Bedroom 1	*4.26m x 3.54m (14' x 11'7")*
Bedroom 2	*2.96m x 3.54m (9'9" x 11'7")*
Bedroom 3	*2.94m x 3.53m (9'8" x 11'7") Max*
Family Bathroom	*2.65m x 3.02m (8'8" x 9'11")*
Integral Garage	*2.91m x 5.22m (9'7" x 17'2")*

- Most Generous Detached Bungalow
- Modernised & Excellently Presented
- 3 Bedrooms & Contemporary Bathroom
- Lounge With Tilt/Turn Panoramic Door/Window
- Kitchen/Dining Room With Integrated Appliances
- uPVC Double Glazing & Gas (Under-floor) Central Heating
- Gated Driveway & Ample Off Road Parking
- Spacious Lawned Gardens Bordering River
- Fine Views Of The Surrounding Landscape
- Convenient For Village Amenities & Mountains






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