DAFYDD HARDY
PRYNU · GWERTHU · GOSOD BUY · SELL · LET



Oakfield, 6 Capel Coch Road, Llanberis, Gwynedd LL55 4SH

Asking Price: £160,000

EPC Rating: F

Oakfield, 6 Capel Coch Road, Llanberis, Caernarfon, Gwynedd LL55 4SH

Summary

An appealing End Terrace Period Residence situated in a convenient central position within the celebrated mountain village of Llanberis, being within easy walking distance of village amenities and the scenic lakeside and mountains. The property offers reasonably sized accommodation with 2 reception rooms (both with open fireplaces) and 3 bedrooms to the first floor served by a family bathroom. The accommodation will require extensive modernising work yet offers a fine foundation to create a practical family home. Externally, to the front is a forecourt garden with lawn and some established plants and shrubs. To the rear is an enclosed yard with gated access to the lane to the side plus an outside WC and useful store. A lane to the side (shared access) leads to a Detached Garage – see Agents Note below. The property comes fitted with Economy 7 electric storage heating and partial timber double glazing.

Llanberis borders the Eryri/Snowdonia National Park, 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 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! Historic Caernarfon town lies approximately 8 miles distant with its world famous 13th Century castle. Bangor lies a little further with its university and usual facilities associated with a city.

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. After approximately 125 yards, take the turning on your right into Capel Coch Road and proceed for approximately 80 yards where you'll find the property on your left hand side.

https://what3words.com/marbles.respect.rainwater



Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is good.

Heating

Economy 7 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 B.

Energy Performance Rating

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













Entrance Hall	
Sitting Room	*3.73m x 4.30m (12'3" x 14'1") Max: into bay.*
Lounge	*3.49m x 3.60m (11'5" x 11'10")*
Kitchen	*2.55m x 3.02m (8'4" x 9'11")*
Landing	
Bedroom 1	*3.05m x 3.89m (10' x 12'9")*
Bedroom 2	*3.48m x 3.22m (11'5" x 10'7")*
Bedroom 3	*1.87m x 2.86m (6'2" x 9'5")*
Bathroom	*2.58m x 3.06m (8'6" x 10') Max: into cupboard.*
Outside	
WC	
Store	*1.52m x 3.34m (5' x 10'11") Max: external dimensions.*

Agents Note

The outside WC and store has an asbestos roof as does the garage. The garage roof is in need of repair.

- Appealing End Terrace Period Residence
- 3 Bedrooms & 2 Reception Rooms
- Partial Double Glazing & Economy 7 Heating
- Forecourt Garden & Rear Yard With Store & WC
- Detached Garage (In Need Of Repair)
- Will Require Extensive Modernising Work
- Bordering The Stunning Eryri National Park
- Highly Convenient For Village Centre Amenities






Disclaimer

Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure the accuracy of the floorplan 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. Floorplans made with Metropix ©2007.