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Gwel Y Wyddfa, Warden Street, Llanberis, Caernarfon, Gwynedd, LL55 4HP

Asking Price: £499,950

EPC Rating: B

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Summary

Located above the picturesque village of Llanberis this stylish Detached family home is only a short stroll away from the beautiful Llyn Padarn and the magnificent mountains that surround the village. Built with an inverted design to take advantage of the views the first floor has an Open plan design that incorporates both the Kitchen and the Living room. This striking room has a wood floor and features triangular shaped “gable” windows that perfectly frame a classic view of the summit of “Yr Wyddfa”. The stylish Kitchen has a range of grey coloured base and wall units, topped with a solid wood work surface that doubles up as a wide breakfast bar. The Kitchen is also equipped with an electric double oven, an induction hob and an integrated fridge/freezer as well as a dishwasher connection point. To the side of the Kitchen is a dual aspect Double Bedroom and a fully tiled Shower room with a white Wc suite. On the ground floor, off a wide and welcoming Hallway are 3 Bedrooms, made up of 2 Double Bedrooms and a smaller Single Bedroom, all are served by a fully tiled Bathroom that is fitted with a white “air jet” Bath suite and a vanity sink unit. Completing the ground floor is a good size Utility Room and a large storage cupboard. The property has under floor heating on the ground floor as well as a mains Gas Central Heating system and uPVC Double Glazing throughout. Outside to the front is a spacious, block paved, off road parking area with a detached Summerhouse that would be ideal as a home office. To the side is a large paved patio that offers far reaching views of the surrounding mountainous scenery. In addition at the end of the garden area, in what was once a bakery, is now a Detached converted outbuilding and an enclosed lawned garden. So if you are looking for a modern family home, with spectacular views, then we highly recommend you book a viewing soon to fully appreciate this unique home in an outstanding location.

Directions

From Caernarfon, follow the A4086 in the direction of Llanberis. As you enter the village take the right turning and continue into the village centre. At the crossroads take the right hand turn into Goodman Street, then take the second right into Stryd Tomas. At the top of Stryd Tomas turn left onto Newton street then turn right and immediately right again for warden Street. Gwel y Wyddfa is at the very end of the road.

What3words reference…yesterday.form.squaring



Whilst 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.
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Services

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

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 E.
The converted outbuilding is council band A.

Energy Performance Rating

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













Entrance Hall	
Bedroom 1	*2.93m x 4.12m (9'7" x 13'6")*
Bedroom 2	*4.24m x 2.99m (13'11" x 9'10")*
Bedroom 3	*2.08m x 3.04m (6'10" x 10')*
Utility Room	*1.96m x 2.05m (6'5" x 6'9")*
Bathroom	*2.08m x 2.28m (6'10" x 7'6")*
First Floor Landing	
Kitchen/Diner/Lounge	*9.13m x 5.32m (29'11" x 17'5") max dimensions*
Bedroom 4	*4.24m x 2.99m (13'11" x 9'10")*
Shower Room	*1.83m x 1.91m (6' x 6'3")*
Summerhouse	*4.03m x 2.76m (13'3" x 9'1")*
Annexe	
Lounge/Kitchen	*4.42m x 4.31m (14'6" x 14'2") max dimensions*
First Floor Landing	
Bedroom	*2.66m x 4.31m (8'9" x 14'2") max dimensions*
Shower Room	*1.76m x 1.80m (5'9" x 5'11")*

- Modern Recently Built Detached Family Home
- Spectacular Mountain Views All Around
- Detached Outbuilding
- Amazing Open Plan Lounge/ Kitchen
- 4 Bedrooms
- Family Bathroom & Separate Shower Room
- Utility Room
- Spacious Patio & Summerhouse
- Off Road Parking
- Under floor Heating & Gas Central Heating









Disclaimer
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