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59 Dol Elidir, Llanberis, Caernarfon, Gwynedd, LL55 4TN

Asking Price: £270,000

EPC Rating: D

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Summary

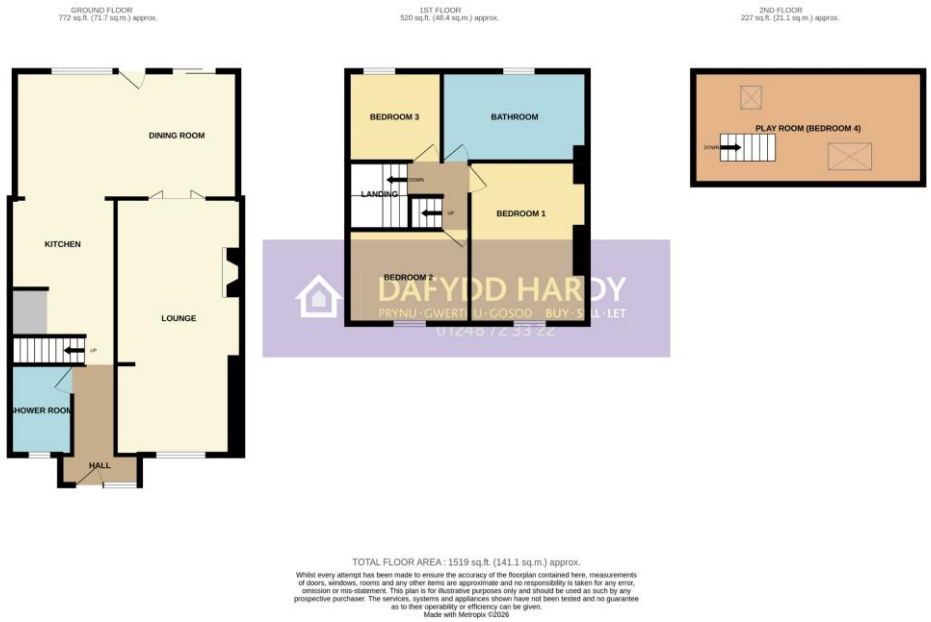
A much enlarged, most spacious and tastefully modernised Mid Terrace House situated in an established residential setting in the popular village of Llanberis, bordering the stunning Eryri/Snowdonia National Park and yet convenient for village amenities, the scenic lakeside and the Llanberis path that winds its way to the summit of Yr Wyddfa/Snowdon. The light and bright interior is pleasing on the eye having been maintained and modernised to a pleasing standard. The accommodation is particularly spacious to the ground floor yet offers 3 decent sized bedrooms on the first floor and a superb converted loft, offering a further bedroom or indeed playroom/recreation area which in turn offers superb mountain views. The sizeable lounge offers a feature real flame gas fire and there's a dedicated dining room which in turn opens to a spacious kitchen (a semi-open plan layout). The kitchen comes equipped with a built-in oven, hob, extractor, microwave oven, dishwasher and fridge/freezer. Also on the ground floor is a fully tiled contemporary shower room. The bathroom on the first floor is particularly generous, being fully tiled and fitted with a contemporary suite with separate shower. Externally, to the front is a raised garden area with flowerbeds. The garden to the rear offers a paved area and a tarmacadam hardstanding (off road parking) with gated access to the road. There's also a useful garden store. The property comes fitted with uPVC double glazing and gas central heating.

Llanberis is a village well known for its slate quarrying past yet is a special location for rock climbers, mountaineers or those simply wishing to enjoy incredible mountain scenery. This colourful village is home to the famous rack and pinion steam railway that pulls its way to the summit of Yr Wyddfa/Snowdon. Llanberis offers a varied range of amenities to include village stores, outdoor apparel retailers, restaurants, public houses, galleries, museums and primary school.

Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. Continue past the first turning for the village (the lake will be on your left) and on reaching the second pedestrian crossing, turn right and then first left into Maes Padarn. Continue onwards passing the fire station on your right taking the next turning on your right passing Dol Eilian and into Dol Elidir. Bear left where the property can be found on your right hand side.

https://what3words.com/strictest.deranged.sprouting



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 C.

Energy Performance Rating

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













Entrance Hall	
Shower Room	*1.76m x 2.57m (5'9" x 8'5")*
Lounge	*3.61m x 7.31m (11'10" x 24') Max dimensions.*
Kitchen	*3.18m x 7.65m (10'5" x 25'1") Max dimensions.*
Dining Room	*3.60m x 3.60m (11'10" x 11'10")*
Landing	
Bedroom 1	*3.34m x 4.63m (10'11" x 15'2")*
Bedroom 2	*3.53m x 2.67m (11'7" x 8'9")*
Bedroom 3	*2.69m x 2.58m (8'10" x 8'6")*
Bathroom	*4.15m x 2.50m (13'7" x 8'2")*
2nd Floor Playroom/Bedroom 4	*6.54m x 3.21m (21'5" x 10'6")*

- Enlarged & Most Spacious Mid Terrace House
- Modernised & Well Presented Throughout
- 3 Bedrooms, Contemporary Bathroom & Shower Room
- Superb 4th Loft Bedroom/Playroom With Mountain Views
- Comfortable Lounge With Real Flame Gas Fire
- Sizeable Kitchen/Dining Room With Patio Doors
- uPVC Double Glazing & Gas Central Heating
- Southerly Facing Rear Garden With Parking
- Bordering The Stunning Snowdonia/Eryri National Park
- Viewing An Absolute Must To Fully Appreciate






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