DAFYDD HARDY
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Y Bwthyn, Pant Road, Caernarfon, Gwynedd LL54 5RL

Asking Price: £345,000

EPC Rating: F

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Summary

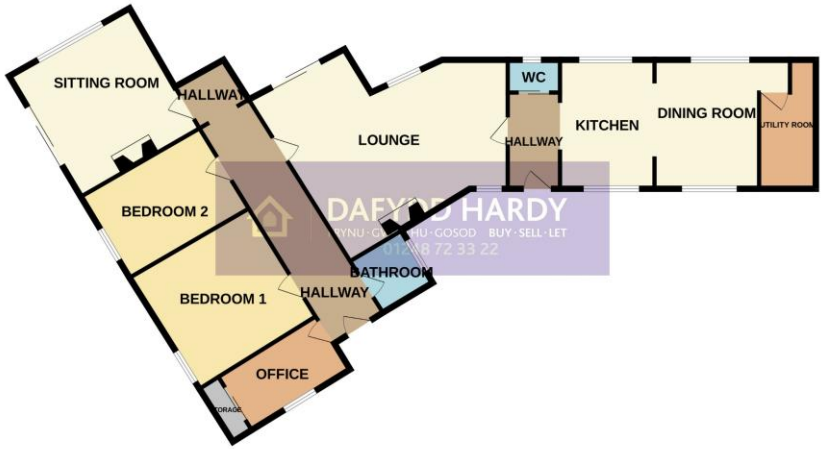
Set in a semi rural location, just a short distance from the historic town of Caernarfon, this spacious Bungalow has a modern interior and enjoys an extensive garden with views across neighbouring farm fields. The well proportioned accommodation briefly consists of a welcoming Entrance Hall with a small Wc and an “open plan” Kitchen/Diner to the side. The light and modern Kitchen is fitted with a range of light wood base and wall units, topped with a stone effect work surface and is equipped with an electric cooker and a dishwasher point. A wide archway leads to the Dual aspect Dining area as well as a useful utility room beyond. On the opposite side of the Hallway is a generous size Lounge with a set of patio doors and a real flame gas fire. Further along, off a long hallway are 3 Bedrooms, made up of 2 Double Bedrooms and a smaller Single Bedroom that is currently being used as an office. All are served by a wood clad Bathroom that features a blue Bath suite with an over bath shower. Completing the accommodation is a second, more formal, Reception room that overlooks the side garden and is fitted with a sliding patio doors that open onto the decked seating area, where you can enjoy a delightful view of the garden. The property has an oil fired central heating system as well as a set of solar panels that compliment the electricity supply. Outside, at the front of the property is a spacious gravelled driveway that provides valuable off road parking as well as access to the detached Double Garage, which has with electric doors and rear door. To the side is a generous size lawn. On the opposite side is an extensive lawn garden with a mature evergreen hedge and a summerhouse at the far end, as well as 2 garden sheds for all your potted plants etc. So if you are looking for a spacious bungalow, with a large garden and only a short distance to the town centre, Y Bwthyn is the perfect choice for you. NO ONWARD CHAIN.

Directions

From our Caernarfon office, proceed towards Bontnewydd along the A487, crossing over the roundabout (after Tesco). After just a few hundred yards, turn right for Fron Goch Garden Centre and Y Bwythyn, will be on your right hand side after the nursing home.

What3words reference…voting.nearly.again

GROUND FLOOR



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, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

The vendor has informed us that the solar panels pay for all the years electric bills, so no electric bills approximately 1000 pounds a year.

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 E.

Energy Performance Rating

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













Entrance Hall	
Lounge	*7.26m x 5.95m (23'10" x 19'6") max dimensions*
Kitchen	*2.65m x 3.62m (8'8" x 11'11")*
Wc	*1.47m x 0.92m (4'10" x 3')*
Dining Room	*3.80m x 3.62m (12'6" x 11'11") max dimensions*
Utility Room	*1.59m x 3.62m (5'3" x 11'11") max dimensions*
Bathroom	*1.71m x 1.69m (5'7" x 5'7")*
Office	*3.24m x 1.76m (10'8" x 5'9") max dimensions*
Bedroom 1	*3.86m x 3.69m (12'8" x 12'1") max dimensions*
Bedroom 2	*3.86m x 2.65m (12'8" x 8'8") max dimensions*
Sitting Room	*3.94m x 3.88m (12'11" x 12'9") max dimensions*

- Spacious Detached Bungalow
- Semi Rural Location
- 2 Reception Rooms
- Modern Kitchen/Diner
- 3 Bedrooms & Family Bathroom
- Extensive Gardens
- Off Road Parking & Detached Double Garage
- Oil Central Heating
- Solar Panels
- No Onward Chain






Disclaimer
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