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



15 Capel Coch Road, Llanberis, Caernarfon, Gwynedd, LL55 4SH

Asking Price: £365,000

EPC Rating: D

15 Capel Coch Road, Llanberis, Caernarfon, Gwynedd, LL55 4SH

Summary

Located in the centre of the picturesque village of Llanberis and just a short stroll away from the beautiful Padarn Lake, this attractive, well designed, Detached home is beautifully presented throughout and is ready for you to move straight into. The tastefully decorated accommodation briefly consists of a welcoming Entrance Hall that leads to a light and spacious Lounge/Diner. This comfortable room features a wide bay window and a central fire place, with a real flame gas fire and a polished granite surround and hearth. An open archway leads to the Dining area, where a set of patio doors open to the rear garden. Off the Dining Room is a square shaped Kitchen that is fitted with a range of cream coloured base and wall units, topped with a stone effect work surface. The Kitchen is also equipped with a gas oven and hob, as well as an integrated dishwasher, fridge/freezer and a washing machine point. In addition there is also a useful storage cupboard located underneath the stairs. Upstairs off a spacious Landing are 3 bedrooms, made up of 2 good size Double Bedrooms and a smaller Single Bedroom. All are served by a part tiled Bathroom that is fitted with a champagne coloured bath suite with an over bath shower and a chrome heated towel rail. The Master Bedroom is also fitted with an En suite Shower. The property has a mains Gas Central Heating system as well a uPVC Double Glazing throughout. Outside at the front is a manageable size lawn garden with a block paved driveway to the side, with enough space for 3 vehicles, whilst to the rear is a delightful, enclosed garden with a stone flagged patio, where you can admire the views of the surrounding mountains, to the sounds of the bordering stream. We highly recommend you book a viewing soon to be the first to fully appreciate this modern home in a highly sought after location. **Advantage of No Onward Chain**.

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. Proceed through the village then turn right onto Capel Coch Road, follow the road for a short while and number 15 will be on tour right.

What3words reference…entertainer.movements.arranger

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.

Energy Performance Rating

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













Entrance Hall	
Lounge	*4.47m x 4.42m (14'8" x 14'6") max dimensions*
Dining Room	*2.71m x 3.44m (8'11" x 11'3") max dimensions*
Kitchen	*2.76m x 3.44m (9'1" x 11'3") max dimensions*
First Floor Landing	
Bedroom 1	*3.43m x 3.51m (11'3" x 11'6") max dimensions*
Bedroom 2	*3.43m x 2.82m (11'3" x 9'3")*
Bedroom 3	*2.03m x 2.58m (6'8" x 8'6")*
Bathroom	*2.19m x 1.73m (7'2" x 5'8")*

- Attractive Detached Family Home
- Popular Lakeside Village Location
- 3 Generous Size Bedrooms
- Modern Bathroom & En Suite Shower Room
- Spacious Lounge/ Diner
- Fully Fitted Kitchen
- Off Road Parking x 3
- uPVC Double Glazing & Gas Central Heating
- Extensive Rear Garden & Patio
- Viewing Highly Recommended
- Advantage Of No Onward Chain






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.