DAFYDD HARDY
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9 Tan Y Cae, Bethel, Caernarfon, Gwynedd LL55 1YA

Asking Price: £289,000

EPC Rating: E

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Summary

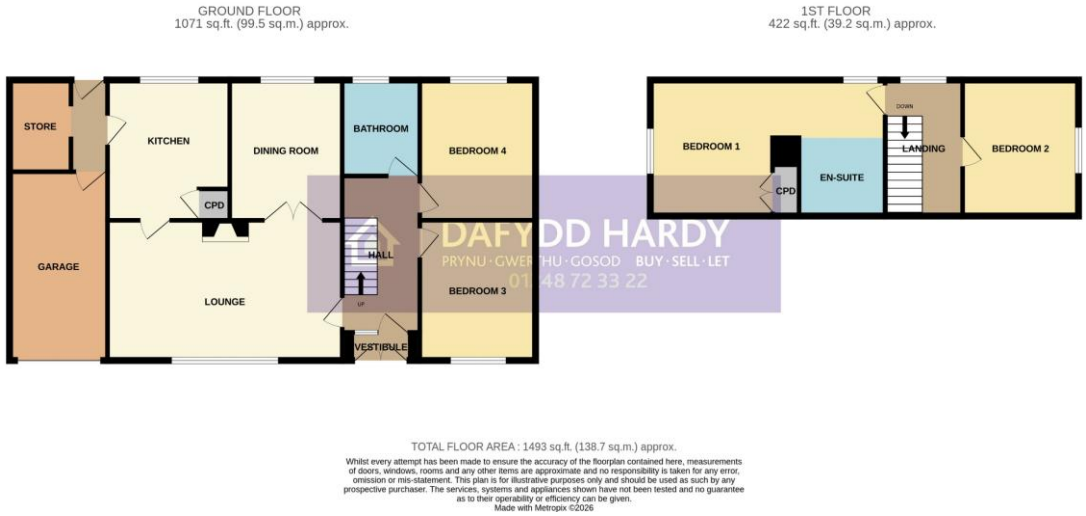
A most spacious Link-Detached 2 Storey Bungalow Style Residence located within an established residential setting in the popular village of Bethel, ideally placed for the local primary school and village café whilst being within convenient travelling distance of Caernarfon, Bangor and A55 expressway. Perfectly proportioned for a family, the accommodation offers a generous lounge with feature real flame gas fire, there's a dedicated dining room and the kitchen comes fitted with a built-in double oven, hob, extractor, fridge and freezer. 2 bedrooms reside on the ground floor served by a fully tiled 3 piece suite bathroom with separate shower. The first floor offers a further 2 decent sized bedrooms with the main bedroom having en-suite facilities. Whilst the property has been in the careful ownership of the same family for many years, it would now profit from a further degree of updating. Externally, to the front is a private driveway for off road parking and a well-cared for lawn. The Garage has an up and over door, power light and internal access into the main accommodation. There's also a useful store room to the rear of the garage. The garden to the rear is arranged for minimal maintenance and includes 2 garden sheds. The property comes fitted with uPVC double glazing and gas central heating.

The property is situated in the heart of the popular village of Bethel, making it most convenient for travel to Caernarfon, the city of Bangor and the Eryri/Snowdonia National Park. The village has a primary school and café and is situated on a bus route. Anyone wishing to settle in the area will soon find the area to their liking with most facilities and amenities easily accessible including the main A55 expressway which provides easy access to the Isle of Anglesey and the beautiful North Wales coastline.

Directions

From our Caernarfon office, follow the B4366 in the direction of Bethel. Proceed into the village, taking the third turning on your left and follow the road for approximately 140 yards turning right into Tan Y Cae. Bear left and proceed for just a short distance where you'll find the property on your right hand side.

https://what3words.com/hoot.hairstyle.shook



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 D.

Energy Performance Rating

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













Vestibule	
Entrance Hall	
Lounge	*6.12m x 3.65m (20'1" x 12')*
Dining Room	*2.87m x 3.65m (9'5" x 12')*
Kitchen	*3.09m x 3.65m (10'2" x 12') Max dimensions.*
Bedroom 3	*3.01m x 3.66m (9'11" x 12')*
Bedroom 4	*3.02m x 3.66m (9'11" x 12')*
Bathroom	*1.97m x 2.46m (6'6" x 8'1")*
Landing	
Bedroom 1	*3.10m x 3.52m (10'2" x 11'7")*
En-suite	
Bedroom 2	*3.00m x 3.40m (9'10" x 11'2")*
Garage	*2.56m x 5.31m (8'5" x 17'5")*
Store	*1.43m x 2.39m (4'8" x 7'10")*

- Link-Detached 2 Storey Style Bungalow
- Most Spacious & Practical Accommodation
- 4 Bedrooms, En-suite & Bathroom
- Sizeable Lounge With Real Flame Gas Fire
- Dedicated Dining Room
- Kitchen With Built-in Appliances
- uPVC Double Glazing & Gas Central Heating
- Manageable Gardens Front & Rear
- Off Road Parking & Useful Garage
- Viewing & Internal Inspection Essential






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