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Brynglas, Llanddeiniolen, Caernarfon, Gwynedd LL55 3AE

Asking Price: £265,000

EPC Rating: F

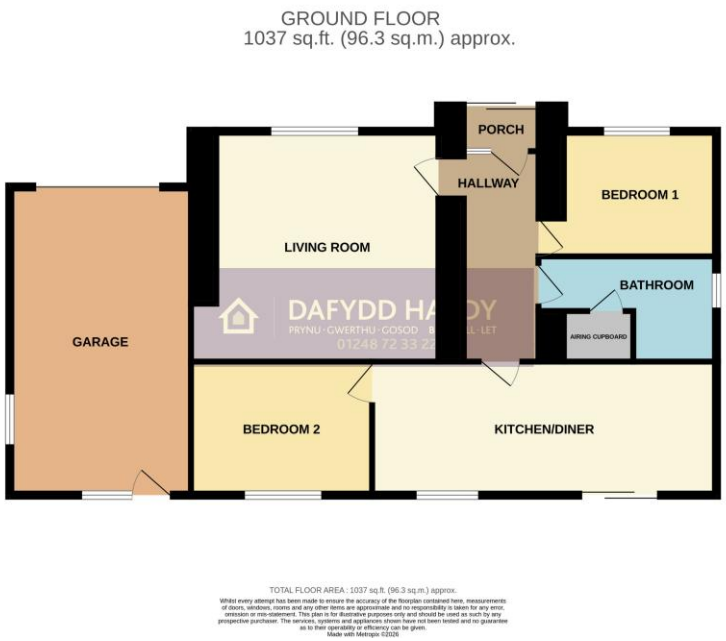
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Summary

Looking for a project with serious potential? Brynglas is a detached two Bedroom Bungalow occupying a peaceful rural position between Bangor and Caernarfon. The property enjoys open countryside views to both the front and rear, together with a generous garden and an approximately 0.6-acre paddock offering a variety of potential uses. Retaining much of its original character, the bungalow is now ready for modernisation and offers an exciting opportunity for renovators, investors, or those looking to create a bespoke rural home. The accommodation briefly comprises of a porch that leads into the central hallway, providing access to the principal rooms. To the right is the spacious Lounge, featuring a large front-facing window overlooking the surrounding countryside. To the left is Bedroom 1, again benefiting from a front-facing window. Adjacent to the bedroom is the family Bathroom, fitted with a bath and electric shower over, W/C, washbasin and useful storage cupboard. To the rear of the property is the generously proportioned Kitchen/Diner, which features a rear-facing window and sliding patio doors opening directly onto the rear garden. Bedroom 2, also enjoying a rear-facing window, is accessed from the kitchen. Externally, the property benefits from a substantial rear garden and adjoining paddock extending to approximately 0.6 acres. This versatile space could lend itself to a range of lifestyle uses, including smallholding, equestrian or recreational purposes, subject to any necessary permissions and consents. The property also offers off-road parking to the front of the garage, which is fitted with an up-and-over door. With its rural setting, generous outside space and scope for modernisation, Brynglas presents an excellent opportunity to create a unique countryside home with significant potential. Viewing is highly recommended to fully appreciate the setting, space and potential this property has to offer.

Directions

From Bangor proceed towards Caernarfon. At the Vaenol roundabout take the 2nd exit towards Y Felinheli then take the 1st left turn signposted Llanberis. At the top of the hill turn right for Seion and the property is on the left-hand side approximately 0.75 miles.



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.

Heating

Two fireplaces. 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: F. See EPC report for full information.













Porch	
Hallway	*4.23m x 1.5m (13'11" x 4'11")*
Living Room	*4.33m x 4.5m (14'2" x 14'9")*
Bedroom 1	*3.02mx 2.51m (9'11"x 8'3")*
Bathroom	*2.1m x 3.05m (6'11" x 10') max. dimensions L-shaped*
Kitchen/Diner	*2.67m x 6.91m (8'9" x 22'8")*
Bedroom 2	*3.63m x 2.66m (11'11" x 8'9")*
Garage	*3.5m x 6.1m (11'6" x 20') max. dimensions*

- Detached Bungalow
- 2 Bedrooms & 1 Bathroom
- 0.6 Acres Including Paddock
- Beautiful Countryside & Mountain Views
- Garage & Off Road Parking
- In Need Of Renovation While Offering Extensive Potential
- Viewing Recommended






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