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2 Hafod Lon, Rhiwlas, Bangor, Gwynedd LL57 4GD

Asking Price: £215,000

EPC Rating: D

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Summary

Positioned in a most pleasing location on the edge of the rural village of Rhiwlas is this appealing modern Detached Bungalow, situated within an established residential setting of similar styled properties, backing onto open countryside and offering far reaching views. The property comes with spacious gardens, off road parking and attached Garage. Planning Permission has been granted (Planning No. C25/0716/18/DT) to extend and convert the existing garage to form additional living accommodation. The modernised and inviting interior offers a spacious dual aspect lounge with the comforts of a multi-fuel stove, a contemporary kitchen (new in 2024) with built-in oven and hob (large fridge/freezer and washing machine available by negotiation) and 2 bedrooms served by a modern bathroom. The main bedroom is well-proportioned and features a built-in wardrobe whilst the bathroom features vinyl clad/tiled walls and 3 piece suite with electric shower over bath. Externally, to the front is a spacious lawned garden and driveway offering ample off road parking leading directly to an attached garage. The garage has an up and over door and fitted power/light. To the side is a wide gated pathway leading to a further lawned garden and paved seating area overlooking countryside with a pleasant westerly aspect. The property comes fitted with uPVC double glazing and oil central heating.

Rhiwlas is a community nestled on the gentle slopes of Moel Y Ci offering some excellent scenic walks right on your doorstep. The village is located on a bus route and positioned roughly 6½ miles from the university city of Bangor and ideally positioned for the A55 expressway. The location is surrounded by open countryside and farmland whilst amenities of a public house can be found in neighbouring Pentir and a convenience store/petrol station is located roughly 1½ miles away along the A4244. The area is perfect for quick and easy access to Bangor, Caernarfon, Llanberis, the Eryri/Snowdonia National Park, the northern coast and the Isle of Anglesey.

Directions

From our Bangor office, follow the A5 in the direction of Bethesda/Betws y Coed. On reaching the A55 roundabout (Junction 11), proceed straight over taking the second exit at the next roundabout onto the A4244 signposted Llanberis/Caernarfon. Continue on this road turning left for Rhiwlas just after Pentir and follow the road into the village. Proceed up the hill taking the second turning on your right and continue for approximately 100 yards turning right into Hafod Lon where you'll find the property immediately on your left hand side.

https://what3words.com/reserving.internet.marzipan



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

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 C.

Energy Performance Rating

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













Lounge	*4.84m x 3.53m (15'11" x 11'7")*
Kitchen	*2.67m x 3.37m (8'9" x 11'1")*
Inner Hall	
Bedroom 1	*4.26m x 3.45m (14' x 11'4") Max: into wardrobe.*
Bedroom 2	*3.24m x 2.40m (10'8" x 7'10") Max dimensions.*
Bathroom	*1.68m x 1.79m (5'6" x 5'10")*
Garage	*2.58m x 5.10m (8'6" x 16'9")*

- Appealing Modern Detached Bungalow
- Pleasant Position Backing Onto Countryside
- 2 Bedrooms & 3 Piece Suite Bathroom
- Dual Aspect Lounge With Multi-fuel Stove
- Contemporary Kitchen (Fitted New In 2024)
- uPVC Double Glazing & Oil Central Heating
- Off Road Parking & Useful Attached Garage
- Spacious Lawned Gardens Front & Rear
- Planning Permission To Extend & Convert Garage
- Internal Viewing Highly Recommended






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