

DAFYDD HARDY
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Dwylan, Rhostryfan, Caernarfon, Gwynedd, LL54 7LR

Asking Price: £249,950

EPC Rating: C

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Summary

Situated within the popular rural village of Rhostryfan, this extended Detached Bungalow is set back from the roadside and offers a far reaching view towards the coastline. In need of some upgrading, the accommodation briefly consists of a welcoming Entrance Porch that leads into a central Hallway with 2 large storage cupboards and most off the rooms leading off it. To the rear is an extensive, light and spacious Lounge featuring an open, slate faced fireplace with a slate hearth as well as a set of patio doors that perfectly frame an impressive view across the surrounding farm fields towards the distant coastline. At the far end of the building is a generous size Kitchen/diner that is fitted with a tiled floor and a range of light wood base and wall units, topped with a marble effect work surface, and is equipped with an electric cooker point and a washing machine connection. To the side is a separate Dining area. Across the Hall are 2 good size Double Bedrooms, with the larger Bedroom fitted with a range of built in wardrobes and storage. Both are served by a laminated Shower Room that is fitted with a white Wc suite with a vanity sink unit and a shower cubicle. In addition you will also find a large attic space that could easily be converted to provide extra Bedrooms, subject to all the relevant building and planning regulations. The property is fitted with uPVC Double Glazing and has a modern air source heat pump that is subsidised by a set of solar panels located on the roof. Outside to the front is an extensive lawn garden with colourful plants and bushes as well as mature trees for shelter. To the side is a block paved driveway that provides valuable off road parking and a double garage. To the rear is a small patio area that offers a far reaching view across the surrounding farm fields towards the coastline. We highly recommend you book a viewing as soon as possible as we are confident there is going to be a lot of interest in this delightful home, in a highly sought after location.

Directions

From our Caernarfon office follow the A487 for Pwllheli, at the main roundabout take the 2nd exit for Bontnewydd and continue through the village towards Dinas. After passing through Bontnewydd take the first turning on your left signposted for Rhostryfan. Follow the road into the village of Rhostryfan and take the first turning on your left, where Dwylan will be the 3rd Bungalow on your left.

What3words reference…computers.sonic.stick



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

Air source heat pump. 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: C. See EPC report for full information.













Porch	
Entrance Hall	
Lounge	*5.67m x5.86m (18'7" x19'3") max dimensions*
Sitting Room	*3.34m x 3.30m (10'11" x 10'10") max dimensions*
Dining Room	*1.36m x 3.30m (4'6" x 10'10")*
Kitchen/Diner	*2.65m x 6.41m (8'8" x 21') max dimensions*
Bedroom 1	*4.03m x 4.19m (13'3" x 13'9") max dimensions*
Bedroom 2	*3.00m x 3.30m (9'10" x 10'10")*
Shower Room	*2.02m x 2.21m (6'8" x 7'3") max dimensions*

- Extended Detached Bungalow
- Quiet Village Location
- Extensive Lounge With A View
- Spacious Fully Fitted Kitchen
- Separate Dining Room
- 2 Double Bedrooms
- Laminated Shower Room
- Delightful Garden With Off Road Parking
- Large Attic Space
- Viewing Highly Recommended






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