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5 Trem Y Chwarel, Llanberis, Caernarfon, Gwynedd, LL55 4FE

Asking Price: £465,000

EPC Rating: B

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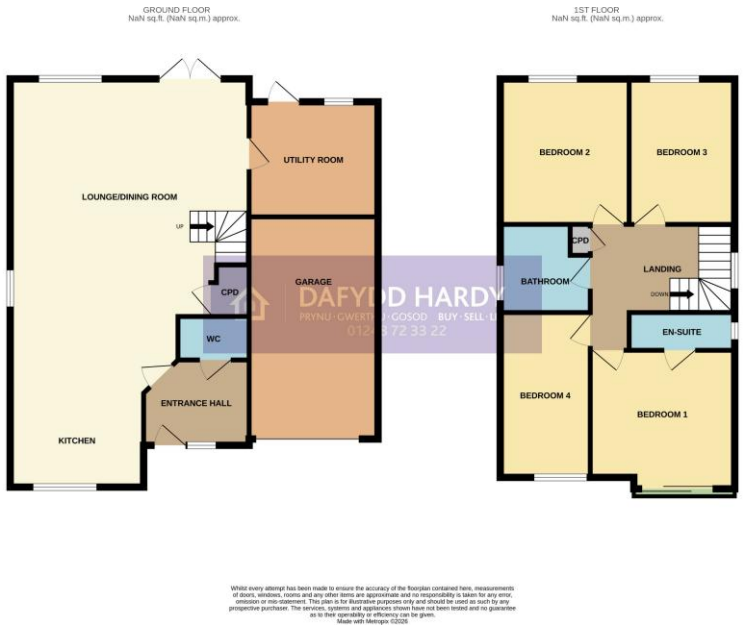
Summary

Situated within a desirable and more recent contemporary residential development in the scenic mountain village of Llanberis is this most appealing and decidedly spacious Detached Family Residence, enjoying a slightly elevated stance and blessed with superb views towards the surrounding mountains. The property is situated on a pleasing no-through road and is within walking distance of village amenities and the scenic lakeside and mountains which are located practically on your doorstep. Built in late 2020 the accommodation, whilst eye-catching is practical and versatile for modern living for sure and enjoys floor to ceiling windows on the ground floor to maximise the ingress of natural light. Off the welcoming entrance hall is the convenience of a WC and wash handbasin leading through to the generous open plan living area which has a flueless gas fire. This space measures some 32' and caters handsomely for relaxing and dining in comforts whilst a contemporary kitchen features acrylic worktops and a host of fitted appliances to include: double oven, hob, extractor, dishwasher and fridge/freezer. Just off the main living area is a sizeable utility room with matching cupboards, acrylic work surfaces and sink unit. 4 decent sized bedrooms reside on the first floor (with large windows) served by a contemporary 3 piece suite bathroom whilst the main bedroom has en-suite facilities and sliding patio doors/Juliet balcony. Externally, to the front is a sloping off road parking area sufficient for at least 2 vehicles. The garage has a remote operated roller shutter door and fitted power/light. Gated pathways to either side lead to the rear patio garden. The garden escarpment to the rear is accessible and leads to a fairly level elevated section offering superb views! The property comes fitted with uPVC double glazing and gas central heating (under-floor heating to the ground floor; conventional radiators to the first floor) .

Llanberis borders the Eryri/Snowdonia National Park, being situated at the foot of Yr Wyddfa/Snowdon. Llanberis, well known for its quarrying past is a special location for rock climbers, mountaineers or those simply wishing to enjoy incredible mountain scenery. The village offers a varied range of amenities to include the usual village stores, outdoor apparel retailers, restaurants, public houses and primary school amongst other things. If you like outdoor activities and leisure pursuits then Llanberis is the right place for you! Historic Caernarfon town lies approximately 8 miles distant with its world famous 13th Century castle. Bangor lies a little further with its university and usual facilities associated with a city.

Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. Take the first turning on your right into the village and follow the road into the centre passing the Spar convenience store on your right taking the next turning on your right into Ty Du Road. Follow this road to the right and up the hill taking the third turning on your left into Trem Y Chwarel and continue to the end of the establishment where you'll find the property directly ahead.



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: B. See EPC report for full information.













Entrance Hall	
WC	
Open Plan Lounge/Dining/Kitchen	*5.87m x 10.03m (19'3" x 32'11")*
Utility Room	*3.12m x 2.84m (10'3" x 9'4")*
Landing	
Bedroom 1	*3.58m x 3.40m (11'9" x 11'2") max dimensions.*
En-suite	
Bedroom 2	*3.17m x 3.56m (10'5" x 11'8")*
Bedroom 3	*2.59m x 3.57m (8'6" x 11'9")*
Bedroom 4	*2.19m x 4.05m (7'2" x 13'3")*
Bathroom	*2.19m x 2.15m (7'2" x 7'1") max dimensions.*
Garage	*3.017m x 5.44m (9'11" x 17'10")*

Agents Note:

Management fee to be paid yearly in advance - 2026 charge of £557 paid to Homestead Consultancy Services. This covers communal stone wall repairs and gardening, inspection and repair of TPO trees on communal areas. There is also a TPO on the tree within the rear garden.

- Most Appealing Contemporary Detached Residence
- Generous & Eye-Catching Open Plan Layout
- High End Kitchen with Appliances & Utility Room
- 4 Bedrooms, En-suite, Bathroom & WC
- uPVC Double Glazing & Gas Central Heating
- Off Road Parking & Useful Attached Garage
- Patio & Raised Garden with Exciting Possibilities
- Superb Eryri/Snowdonia Mountain Views
- Within Walking Distance of Village Amenities
- Internal Viewing A Must to Fully Appreciate






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