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1 Tan Y Cae, Bethel, Caernarfon, Gwynedd, LL55 1YA

Asking Price: £270,000

EPC Rating: D

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Summary

Located within the popular residential village of Bethel, on the outskirts of Caernarfon this spacious and well maintained, Bungalow is one we highly recommend you take a look at. Set in a quiet cul de sac, occupying a prime corner position, this delightful home briefly consists of an Entrance Porch that leads into a wide and welcoming Hallway. To the side is a light and spacious Lounge with a wide front window and a real flame gas fire with a decorative wooden surround and a polished granite hearth. Further along is a generous size Kitchen/Diner with a range of light wood base and wall units, topped with a grey stone effect work surface and equipped with a gas cooker point, as well as a dishwasher and washing machine connection. To the side is a small Breakfast Room that opens into a uPVC conservatory that overlooks the rear garden. Off the Hallway are 3 generous size Double Bedrooms, all served by a modern, fully laminated Bathroom that is fitted with a white bath suite with a separate Shower cubicle. The property also has the benefit of a good sized boarded attic with Velux window and 2 windows at the gable end, ideal for storage or potential for conversion to additional accommodation (subject to usual consents).The property has a mains Gas Central Heating system as well as uPVC Double Glazing to keep you warm during those colder months. Outside to the front is a generous size lawn garden with a tarmacadam driveway to the side that provides a valuable off road parking area as well as access to the attached Single Garage. To the rear is an enclosed lawn garden with mature evergreen hedging and a variety of flowering bushes and plants. So if you are looking for a bungalow, we highly recommend you book a viewing soon to fully appreciate this spacious home in a convenient and highly sought after location.

Directions

From our Caernarfon office take the B4366 sign posted Bethel. After entering the village of Bethel take the second turning on your left and then take the turning on your right into Tan y Cae, where number 1 will be on the corner on your right.

What3words reference…votes.passions.minivans

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.

GROUND FLOOR



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: D. See EPC report for full information.

Agents Note

Please note that the property is in the process of going through probate, therefore a sale cannot complete until the probate is through.













Porch	
Entrance Hall	
Lounge	*5.90m x 3.66m (19'4" x 12') max dimensions*
Kitchen	*3.14m x 3.64m (10'4" x 11'11")*
Breakfast Room	*2.40m x 2.47m (7'10" x 8'1")*
Conservatory	*2.67m x 2.76m (8'9" x 9'1")*
Bedroom 1	*3.09m x 3.66m (10'2" x 12')*
Bedroom 2	*3.09m x 3.64m (10'2" x 11'11")*
Bedroom 3	*2.76m x 3.64m (9'1" x 11'11")*
Bathroom	*1.98m x 2.47m (6'6" x 8'1")*
Garage	*2.40m x 4.68m (7'10" x 15'4")*

- Spacious Detached Bungalow
- Set In A Quiet Village Location
- Extensive Lounge
- Fully Fitted Kitchen/Diner
- Breakfast Room & Conservatory
- 3 Double Bedrooms
- Modern Bathroom
- Off Road Parking & Detached Single Garage
- Gas Central Heating & uPVC Double Glazing
- Generous Size Front & Rear Gardens






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