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4 Turner Street, Llanberis, Caernarfon, Gwynedd, LL55 4ES

Asking Price: £199,500

EPC Rating: D

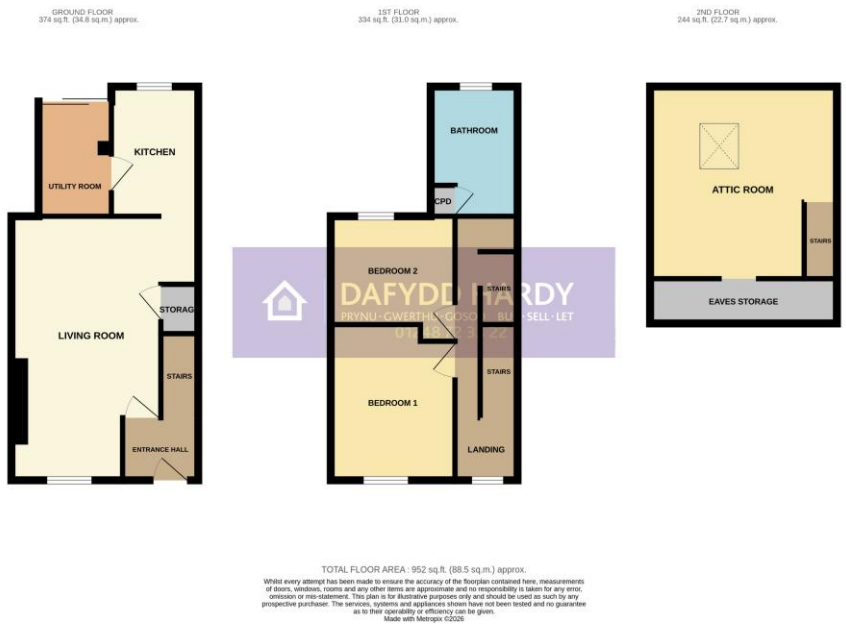
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Summary

Centrally positioned within the picturesque village of Llanberis, with Llyn Padarn just a short walk away and the magnificent mountains close at hand, this charming Mid Terrace Home offers warm, inviting and beautifully presented accommodation in a highly sought-after setting. The property provides two bedrooms together with an additional attic room, making it a versatile home that would be well suited to first-time buyers, those seeking a characterful village residence or anyone looking for a comfortable base from which to enjoy the surrounding Eryri/Snowdonia landscape. The accommodation begins with a tiled entrance hall, setting a practical and attractive tone on arrival. The main living space is a welcoming lounge/diner, where a log burner set within an inglenook fireplace creates a wonderful focal point and adds greatly to the cosy, homely feel of the property. This is a lovely room for relaxing, dining and enjoying time with family or friends. The kitchen has been thoughtfully designed and fitted with a bespoke handmade range of units, complemented by solid wood worktops, a tiled floor, freestanding gas cooker and extractor hood. A separate utility room provides further useful space and has been insulated, with patio doors opening directly out to the rear garden. To the first floor are two bedrooms and a well-appointed bathroom. The bathroom features a walk-in shower, tiled floor with underfloor heating, currently not in working order, and partly tiled walls. The second bedroom benefits from a fire window, and the owner informs us that the new reinforced EPDM roof, is designed to take the weight of people, providing additional peace of mind. A further attic room adds valuable flexibility and could lend itself to a variety of uses, depending on requirements. The property also enjoys the reassurance of gas central heating and uPVC double glazing. Externally, the rear garden is arranged over two flagged patio levels, creating attractive and low-maintenance spaces for sitting out, dining or entertaining. The higher patio enjoys mountain views, while the garden also benefits from evening sunshine, making it a particularly pleasant place to unwind at the end of the day. A garden storage shed provides practical storage for tools, outdoor equipment or leisure items.
Warm, characterful and thoughtfully decorated throughout, this lovely Llanberis home offers a welcoming living environment in a superb village location, within easy reach of the lake, mountains and local amenities.

Directions

From our Caernarfon office follow the A4086 to Llanberis. As you enter the village take the first turning on your right, before the lake. Proceed through the village and take the right turn into Turner Street, where the property can be found on your left.



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 B.

Energy Performance Rating

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













Entrance Hall	*1.71m x 1.4m (5'7" x 4'7")*
Living Room	*5.98m x 4.31m (19'7" x 14'2") max. dimensions*
Kitchen	*1.97m x 2.93m (6'6" x 9'7")*
Utility Room	*1.65m x 2.61m (5'5" x 8'7")*
First Floor Landing	
Bedroom 1	*2.82m x 3.54m (9'3" x 11'7") max. dimensions*
Bedroom 2	*2.82m x 2.83m (9'3" x 9'3") max. dimensions*
Bathroom	*2m x 3m (6'7" x 9'10") max. dimensions*
Attic Room	*4.71m x 4.35m (15'5" x 14'3") max. dimensions sloping ceiling*
Eaves Storage	

- Mid Terrace Home
- 2 Bedrooms & Attic Room
- Loung/Diner with Log Burner
- Bespoke Kitchen Design
- Two Tier Patio Garden
- Walk-In Shower Room
- Gas Central Heating
- uPVC Double Glazing






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