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Gwel Fynydd, 9 Mountain View, Llanrug, Gwynedd LL55 4PL

Asking Price: £199,950

EPC Rating: E

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Summary

Located within the popular village of Llanrug, this Semi Detached Bungalow is a perfect choice, with stunning mountainous scenery on your doorstep and the local primary school further along. In need of some upgrading this spacious home offers lots of potential for you to test your interior design skills. The accommodation briefly consists of a welcoming Entrance Porch that has a tiled floor and a washing machine point. Adjacent to the porch is a “square” shaped Kitchen that is fitted with a range of base and wall units, topped with a marble effect work surface. Off the long interior Hallway is a generous size Lounge/Diner with a twin aspect and an open fireplace with a tiled surround. Further along are 2 good size Double Bedrooms, both served by a part tiled Bathroom that features a pink suite and a useful airing cupboard. The property uses an electrical storage heating system and is fitted throughout with uPVC Double Glazing. Outside to the side is an extensive, Tarmacadam driveway that provides valuable off road parking for several vehicles. To the front is an enclosed hard standing area with a stone flagged patio. We highly recommend you book a viewing soon to be the first to fully appreciate this great opportunity in a highly sought after location.

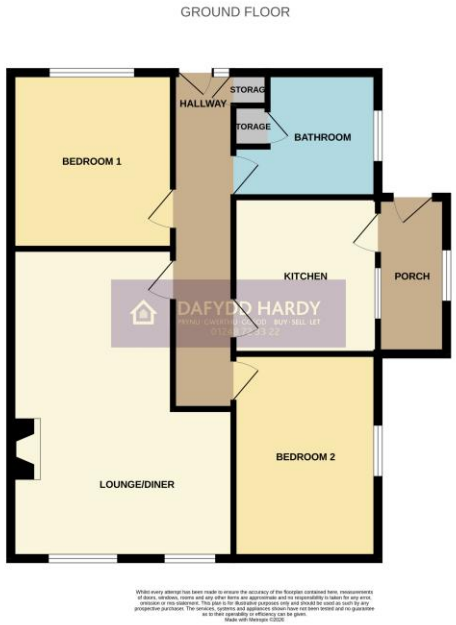
Directions

From Caernarfon, follow the A4086 in the direction of Llanberis. On entering the village of Llanrug turn right at the main crossroads, then take the first left onto Ffordd Glanfynnon. After a short distance 9 Mountain View will be on your left, just after the entrance to Mountain View. (opposite the school pick up point).

What3words reference…marsh.years.paddlers

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

Electric Storage 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: E. See EPC report for full information.

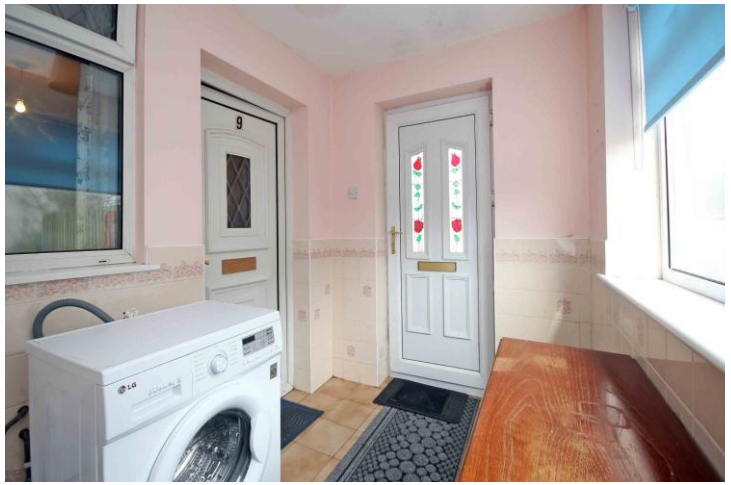












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Entrance Hall	
Lounge/Diner	*4.42m x 6.16m (14'6" x 20'3") max dimensions*
Kitchen	*2.86m x 3.11m (9'5" x 10'2")*
Side Porch	
Bedroom 1	*3.22m x 3.50m (10'7" x 11'6")*
Bedroom 2	*2.86m x 4.06m (9'5" x 13'4")*
Bathroom	*2.86m x 2.47m (9'5" x 8'1") max dimensions*

- Spacious Semi Detached Bungalow
- Popular Residential Area
- In Need Of Some Upgrading
- Entrance Porch
- Extensive Lounge/Diner
- 2 Good Size Double Bedrooms
- Fitted Kitchen
- Bathroom
- Off Road Parking For Several Vehicles
- Viewing Highly Recommended






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