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9 Warden Street, Llanberis, Caernarfon, Gwynedd, LL55 4HP

Asking Price: £140,000

EPC Rating: D

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Summary

A traditional Mid Terraced House (in a row of three) situated within the renowned mountain village of Llanberis, sitting at the foot of Yr Wyddfa/Snowdon and surrounded by the highest peaks within the National Park. Whilst the property will require extensive modernising, it is priced to reflect this and therefore might suit the first time buyer looking to get on the property ladder. Also, the property is within walking distance of village amenities and the scenic lakeside. The interior offers 2 reception rooms, one with an open fireplace the other with a real flame gas fire – there's definitely potential here to create a larger open plan layout (subject to the usual planning consents). To the rear is a basic kitchen. 2 bedrooms reside on the first floor served by a reasonably sized bathroom. Externally, to the front is an enclosed forecourt with a few mature flowering plants and shrubs. To the rear is a paved area and attached store. Located across from the communal path to the rear is a further larger garden shed/store. The property comes fitted with uPVC double glazing and gas central heating.

Llanberis borders the Eryri/Snowdonia National Park, being situated at the foot of Yr Wyddfa/Snowdon. The village is well known for its quarrying past yet is a special location for rock climbers, mountaineers or those simply wishing to enjoy incredible mountain scenery. This colourful village is also home to the famous rack and pinion mountain railway. Llanberis offers a varied range of amenities to include the usual village stores, outdoor apparel retailers, restaurants, public houses and a primary school. If you like outdoor activities and leisure pursuits then Llanberis is the right place for you!

Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. Take the first turning into the village and proceed into the centre turning right into Goodman Street opposite Pete's Eats Café. Follow this road up the hill for approximately 300 yards turning sharp right into Warden Street. Proceed for roughly 60 yards where you'll find the property on your right hand side, the middle house in a row of three.

https://what3words.com/triads.vans.adverbs



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	
Sitting Room	*3.05m x 2.79m (10' x 9'2")*
Lounge	*3.39m x 3.93m (11'1" x 12'11") Max dimensions.*
Kitchen	*2.36m x 2.97m (7'9" x 9'9") Max dimensions.*
Porch	*1.49m x 1.49m (4'11" x 4'11")*
Landing	
Bedroom 1	*4.26m x 3.54m (14' x 11'7")*
Bedroom 2	*2.67m x 3.19m (8'9" x 10'6")*
Bathroom	*2.34m x 2.99m (7'8" x 9'10") Max dimensions.*

- Mid Terrace Period House (In a row of 3)
- 2 Bedrooms & 2 Reception Rooms
- Open Fireplace & Real Flame Gas Fire
- uPVC Double Glazing & Gas Central Heating
- Rearmost Bedroom Offers Mountain Views
- Enclosed Forecourt & Rear Paved Area
- Useful Attached Store & Larger Shed
- Within Easy Reach Of Village Amenities
- Will Require Extensive Modernising Work
- A Candidate For The First Time Buyer






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