Glan Seiont
Caernarfon

Dafydd Hardy

Coast & Country

Glan Seiont



Occupying an enviable position on the banks of the River Seiont, this impressive four-Bedroom Detached residence offers spacious and versatile accommodation, beautifully maintained grounds, and a superb setting within easy reach of Caernarfon's many attractions. Boasting three Reception Rooms, three Bathrooms including an en-suite to the principal Bedroom, a Utility Room, integral Garage, and extensive gardens that wrap around the property, this is a wonderful family home in a truly picturesque location. Situated in the historic town of Caernarfon, renowned for the iconic UNESCO World Heritage Site of Caernarfon Castle, residents benefit from a wide range of amenities, shops, restaurants, schools, and leisure facilities. The sandy beaches of Dinas Dinlle are just a short drive away, while the spectacular landscapes of Eryri (Snowdonia) National Park are easily accessible, offering endless opportunities for walking, climbing, cycling, and outdoor adventure.



The accommodation begins with an Entrance Porch featuring vinyl flooring, leading into a welcoming and generously proportioned Entrance Hall. To the right is the spacious Lounge, filled with natural light from dual-aspect windows to the front and side elevations and centred around a gas fireplace set within an attractive chimney breast. Positioned on the opposite side of the hall is the formal Dining Room, a versatile space ideal for entertaining or family gatherings. Double patio doors open into the Conservatory, which enjoys panoramic views across the gardens. With tiled flooring and heating, this delightful room can be enjoyed throughout the year and benefits from doors providing direct access to both the garden and patio areas. The Kitchen/Diner can be accessed from both the dining room and entrance hall and is fitted with cream-coloured cabinetry, wooden worktops, an integrated double oven, induction hob, extractor hood, dishwasher and integrated fridge. A large rear-facing window overlooks the garden, while an external door provides convenient side access. An Inner Hallway offers additional storage and leads to a Cloakroom fitted with a WC and wash hand basin, together with a practical Utility Room featuring fitted units, worktops, a sink, plumbing for a washing machine, space for a tumble dryer, the central heating boiler, and vinyl flooring. From here, steps lead down to the integral garage, which benefits from power, lighting, and an up-and-over door. Adjoining the garage is a separate room currently used as a dog grooming area, complete with power, water supply, and a window, making it suitable for a variety of potential uses including a workshop, hobby room, or home office.



The first floor is served by a spacious Landing with two useful storage cupboards. There are four well-proportioned Bedrooms, with Bedrooms 1 and 2 enjoying dual-aspect windows to the front and side elevations. The principal bedroom benefits from a Jack-and-Jill ensuite bathroom, which can also be accessed from the landing, and is fitted with a bath with shower over, WC, wash hand basin set within a vanity unit, storage cupboards, heated towel rail, and vinyl flooring. Bedroom 3 enjoys dual-aspect windows overlooking the side and rear, while Bedroom 4 features a side-facing window. Completing the first-floor accommodation is the family Shower Room, fitted with a corner rainfall shower, WC, vanity wash hand basin, heated towel rail, and vinyl flooring.



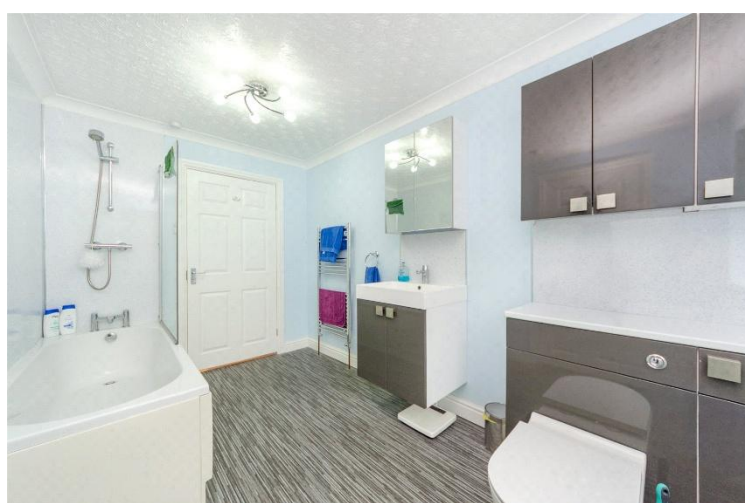














Externally, the property is approached via attractive wrought-iron gates from the roadside, leading across a charming wooden bridge spanning the River Seiont. Beyond, a gravel driveway extends alongside the property to the garage, providing ample off-road parking for multiple vehicles. The beautifully maintained gardens are a particular feature of the property. To the front, a generous lawn is centred around a mature fir tree, with stone balustrades and steps leading to the entrance terrace. The gardens continue around the left-hand side of the house, where further lawns, mature trees, boundary walls, a raised patio seating area, and a greenhouse create a wonderful outdoor environment. To the right, well-stocked raised borders provide year-round colour and interest. A gated pathway on the right-hand side leads directly to the riverbank, where the current owners advise that the property benefits from ownership and fishing rights along the embankment between the two bridges. Additional lawned areas and storage sheds can be found to the rear, while mature trees and established planting throughout the grounds provide an excellent degree of privacy and seclusion.

Further benefits include gas central heating and uPVC double glazing throughout. Early viewing is highly recommended to fully appreciate the generous accommodation, stunning riverside setting, extensive gardens, and unique lifestyle opportunity this exceptional home has to offer.













Directions

From our Caernarfon office, follow the directions out of the town for Porthmadog/A4871. After passing Tesco Supermarket on your right, take the first exit on the roundabout for Eryri Hospital. Follow the road down to the right towards the old bridge, then bear left. Drive a short distance down and the entrance will be found on the right-hand side.

What3Words: grape.music.hopes





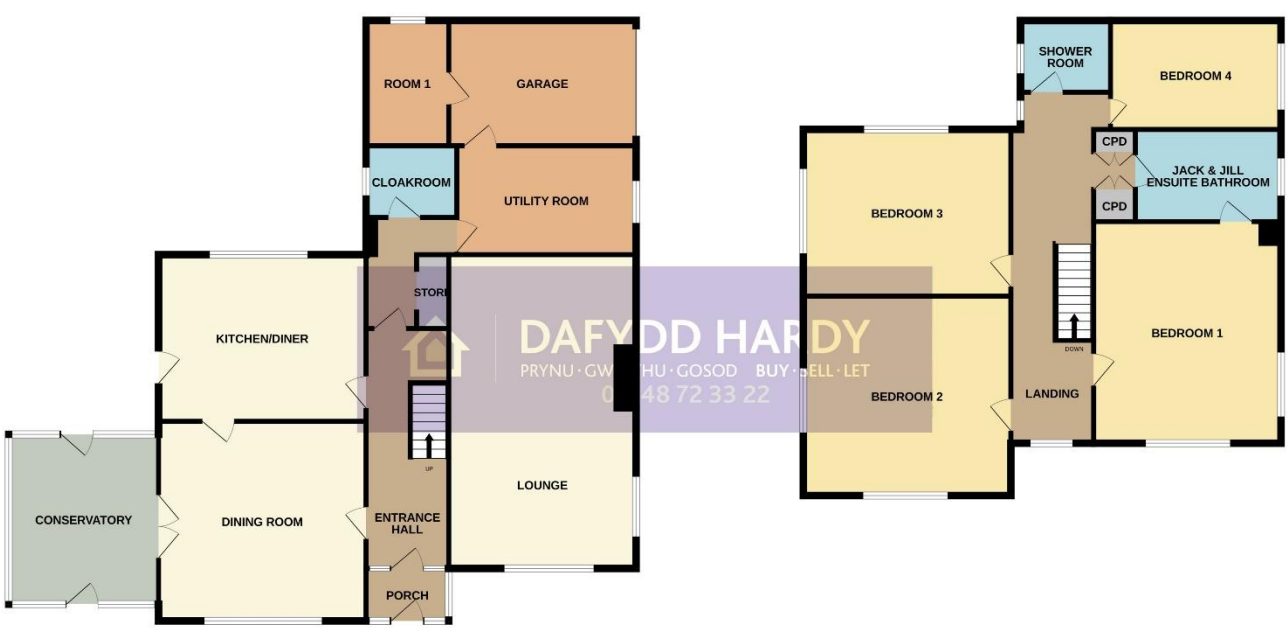
Property Features

Ground Floor	
Porch	
Entrance Hall	
Lounge	7.51m x 4.48m (24'8" x 14'8") Max
Kitchen	4.94m x 3.95m (16'2" x 13')
Dining Room	4.96m x 4.77m (16'3" x 15'8")
Conservatory	4.06m x 3.57m (13'4" x 11'9")
Cloakroom	2.17m x 1.68m (7'1" x 5'6")
Utility Room	4.08m x 2.61m (13'5" x 8'7")
Garage	4.31m x 2.98 (14'2" x 9'9")
Room 1	2.97m x 2.01m (9'9" x 6'7")

First Floor	
Bedroom 1	5.29m x 4.47m (17'4" x 14'8") Max
Jack & Jill En-Suite Bathroom	3.48m x 2.11m (11'5" x 6'11")
Bedroom 2	4.94m x 4.76m (16'2" x 15'7")
Bedroom 3	4.95m x 3.96m (16'3" x 13')
Bedroom 4	4.06m x 2.62m (13'4" x 8'7")
Shower Room	2.16m x 1.69m (7'1" x 5'7")

GROUND FLOOR
1549 sq.ft. (143.9 sq.m.) approx.

1ST FLOOR
1159 sq.ft. (107.7 sq.m.) approx.



TOTAL FLOOR AREA : 2708 sq.ft. (251.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure / Heating / Services

We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

We are informed by the seller this property benefits from Mains Water, Gas and Electricity. Private Drainage. Gas Central Heating. The agent has tested no services, appliances or central heating system (if any). Ofcom checker suggests broadband is available, and outdoor mobile coverage is likely.

Agents Note

We have been informed by the vendor that in November 2017 the garden partly flooded. Since then they have installed Flood defensive on the property and also raised the height of the river bank by approx 4 feet, since then they have had no problems.

EPC Band: D – Council Tax Band: F

Glan Seiont, Seiont Mill Road, Caernarfon, Gwynedd, LL55 2YL

01286 677774

www.DafyddHardy.co.uk/cc