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Bron Wenda, Llanrug, Caernarfon, Gwynedd, LL55 4PH

Asking Price: £695,000

EPC Rating: TBC

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Summary

Occupying a desirable position in the highly sought-after village of Llanrug, this exceptional five Bedroom Detached residence offers spacious and versatile family accommodation, beautifully landscaped gardens, extensive parking area, and breathtaking views towards Y Wyddfa (Snowdon) and Ynys Môn (Isle of Anglesey). The property boasts an impressive open-plan L-shaped Lounge, Kitchen and Dining area, a separate Sitting Room currently utilised as a home Office featuring a distinctive octagonal bay with picturesque garden views, five generously proportioned Bedrooms with a master bedroom ensuite, including one with a matching octagonal viewing area, beautifully maintained front and rear gardens, two driveways, a double garage, and a car port. Llanrug itself offers an excellent range of everyday amenities, including convenience stores, a butcher, public house, primary and secondary schools, while access to the spectacular Eryri mountain range and North Wales coastline are both within approximately 10 minutes' drive. A welcoming Entrance Hall sets the tone for the home, featuring tiled flooring, a circular front-facing window, understairs storage, and a solid wooden staircase leading to the first floor. The heart of the home is the superb open-plan L-shaped living space. The spacious Lounge enjoys a bay window overlooking the rear garden, a real flame gas fireplace, attractive walnut flooring, and an additional seating or games area with double patio doors opening onto the garden. The Kitchen is well-appointed with contemporary white cabinetry, contrasting dark grey worktops, a six-ring gas range cooker, integrated double-width extractor hood and microwave, plumbing for a dishwasher, a double Belfast-style sink, tiled flooring, and a side-facing window. Flowing seamlessly from both the kitchen and entrance hall, the Dining Area provides an ideal space for entertaining. It features a second real flame gas fireplace set within the chimney breast, matching fitted cabinetry and tiled flooring, and a bay window overlooking the front garden. Situated to the right of the entrance hall is a versatile Sitting Room, currently arranged as a home office. Dual front-facing windows and the striking octagonal bay create a wonderfully bright workspace with attractive views across the front garden. To the rear of the property, the practical Rear Porch provides space for additional appliances and leads to a useful Utility Room with further worktop space, sink, plumbing for a washing machine, tiled flooring, and a convenient ground floor W/C. On the first floor, a spacious Landing complete with a heated airing cupboard, leads to five well-proportioned Bedrooms and the family Bathroom. The impressive master bedroom enjoys fitted storage cupboards, a feature vertical radiator, laminate flooring, a side window, and a front-facing bay window capturing far-reaching views over neighbouring fields towards Ynys Môn. The room also benefits from a well-appointed En-suite Shower Room fitted with a shower enclosure, W/C, bidet, wash basin, heated towel rail, tiled walls, and slip-resistant flooring. Bedroom 2 also enjoys front-facing views and features its own distinctive octagonal bay, mirroring the room below and providing another delightful vantage point across to Ynys Môn. Bedrooms 3, 4 and 5 overlook the rear garden, enjoying wonderful views towards Y Wyddfa. Bedrooms 3 and 5 also benefit from built-in wardrobes. The family Bathroom is beautifully equipped with a corner bath, separate walk-in shower, W/C, bidet, wash basin, heated towel rail, illuminated LED mirror, fully tiled walls, and slip-resistant flooring. Completing the first floor is a loft, accessed from the landing.

Outside, the gardens are every bit as impressive as the accommodation within. To the rear, a generous granite-paved patio provides the perfect setting for outdoor entertaining and features a BBQ/fire pit area. Pebble borders lead to a raised brick vegetable bed, an elevated decked walkway with seating, and a bespoke covered seating area overlooking the house. A garden shed provides useful external storage. The front garden is equally attractive, with a gated entrance, boundary wall and mature hedging, together with a tarmac driveway running along the left-hand side of the property. A substantial lawn, which is maintained as a natural wildflower meadow during the summer months, extends alongside the property, enhancing its attractive setting. A slate-paved terrace to the front offers another versatile seating area, while mature hedging and enclosed fencing create a high degree of privacy. The generous double garage/workshop is fitted with power and lighting and features an up-and-over door, side pedestrian access, and front-facing windows. A covered car port links the garage to the house, while a second gated driveway provides additional access to the rear of the property. Further benefits include gas central heating, uPVC double glazing throughout, and 15 solar panels, enhancing the home's energy efficiency.



Directions

From our Caernarfon office, continue through the town centre, following signs for Llanberis (A4086). At the roundabout, take the second exit continuing on the A4086 towards Llanberis and continue for approximately 3 miles into the village of Llanrug. On entering the village at the 20mph speed limit, the entrance to the property is on the right-hand side.
What3Words: transmits.deform.ready

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 to be advised with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band: The property is council tax band G.

Energy Performance Rating: The property has the following EPC rating: TBC. See EPC report for full information.

















Ground Floor	
Entrance Hall	
Lounge	*7.47m x 4.82m (24'6" x 15'10") Max. dimensions*
Kitchen	*3.47m x 3.45m (11'5" x 11'4") Max. dimensions*
Dining Room	*5.77m x 4.23m (18'11" x 13'11") Max. dimensions*
Study	*4.09m x 3.31m (13'5" x 10'10") Not including tower section*
"Tower" in Study	*2.35m x 2.35m (7'9" x 7'9") Max. dimensions*
Utility Room	*2.23m x 1.98m (7'4" x 6'6")*
W/C	*1.20m x 0.83m (3'11" x 2'9")*
Rear Porch	
First Floor Landing	
Bedroom 1	*5.90m x 4.23m (19'4" x 13'11") Max. dimensions*
Ensuite	*2.93m x 1.28m (9'7" x 4'2") Max. dimensions*
Bedroom 2	*4.09m x 3.31m (13'5" x 10'10") Not including tower section*
"Tower" in Bedroom 2	*2.38m x 2.34m (7'10" x 7'8") Max. dimensions*
Bedroom 3	*4.93m x 4.10m (16'2" x 13'5") Max. dimensions*
Bedroom 4	*4.23m x 3.10m (13'11" x 10'2")*
Bedroom 5	*3.24m x 2.42m (10'8" x 7'11")*
Bathroom	*2.96m x 2.55m (9'9" x 8'4") Max. dimensions*
Double Garage	*7.13m x 5.70m (23'5" x 18'8")*

- Exceptional 5 Bedroom Detached Home
- Impressive Open-Plan Lounge/Kitchen/Diner Ideal for Modern Living
- Separate Sitting Room/Home Office with Distinctive Octagonal Bay Window
- Master Bedroom with Ensuite & Far-Reaching Countryside Views
- Beautifully Landscaped Front & Rear Gardens with Multiple Seating & Entertaining Areas
- Double Garage, Car Port, Two Driveways & Ample Off-Road Parking
- Close to Many Local Amenities
- Gas Central Heating, Solar Panels & uPVC Double Glazing






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