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Gernant, Llanberis Road, Caernarfon, Gwynedd LL55 2DF

Asking Price: £279,950

EPC Rating: D

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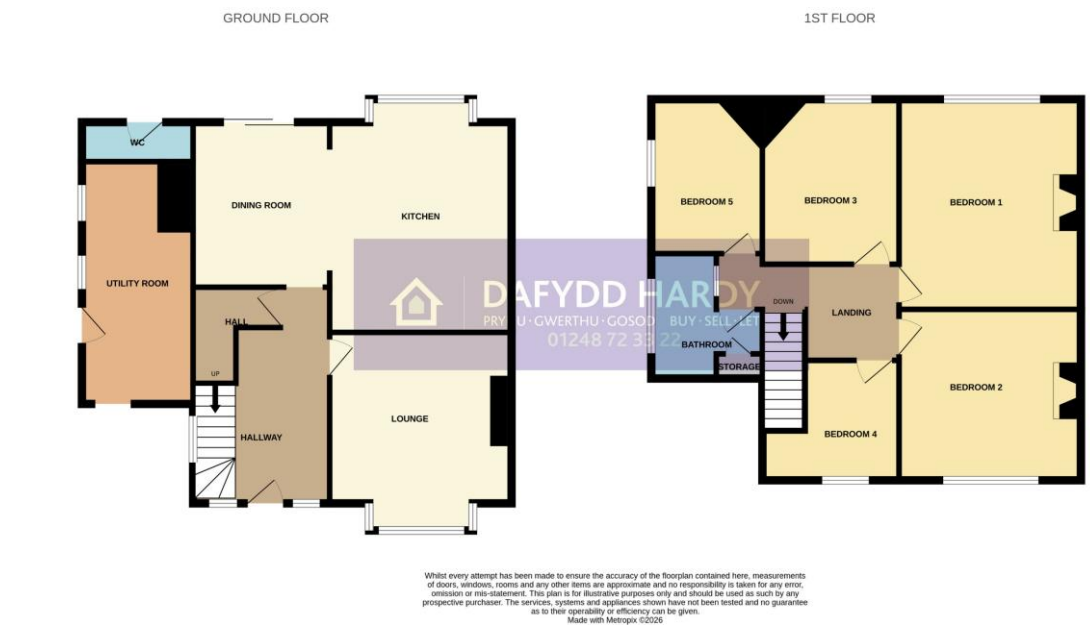
Summary

Located in a popular residential part of the historic town of Caernarfon, this impressive, Semi Detached home has so much space to offer and is an ideal choice for a large family. In need of some “finishing off” work this delightful home retains many original features including a parquet floor and open fireplaces as well as covings, ceiling roses and decorative arches. The well proportioned accommodation briefly consists of a wide and welcoming Entrance Hall with a painted wooden staircase, a herring bone wooden floor and a large stained glass window to the side. Off the Hall is a comfortable size Lounge that features a large bay window and half panelled walls with a wood effect laminate floor. Across the rear of the property is a stunning “open plan” Kitchen/Diner, fitted with a range of stylish dark blue units, topped with a light quartz work surface and features a central island. The Kitchen is also equipped with a dual fuel, 5 ring range oven as well as an eye level combi oven, a wine chiller and an integrated fridge/freezer and dishwasher. With the addition of a set of French doors that open out to the rear garden, here is the perfect space to entertain all your family and friends on those warm summer evenings. Completing the ground floor is a large Utility room with a washing machine connection and an access to the side garden/parking area. Upstairs off a spacious Landing are 5 Bedrooms, made up of 2 extra-large Double Bedrooms, a smaller Double bedroom and 2 Single Bedrooms. All are served by a small Bathroom (requires renovation) that is fitted with a burgundy bath suite with an over bath shower unit, as well as an airing cupboard. The property also benefits from an Attic Room. The property has a Gas Central Heating system (new boiler installed), uPVC Double Glazing to parts of the building and has been re-wired throughout. Outside to the front is a block paved pathway that leads to the covered front door, whilst to the side and rear is a valuable off road parking area and an enclosed lawn garden with an exterior Wc. We highly recommend you book a viewing soon to fully appreciate the great potential this spacious home has to offer.

Directions

From our Caernarfon office, follow the A4086 sign posted Llanberis, up the hill to the first roundabout, taking the second exit for Llanberis. Follow the road past the Court buildings and Gernant is the second house on your right.

What3words reference…shine.pans.vote



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 C.

Energy Performance Rating

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









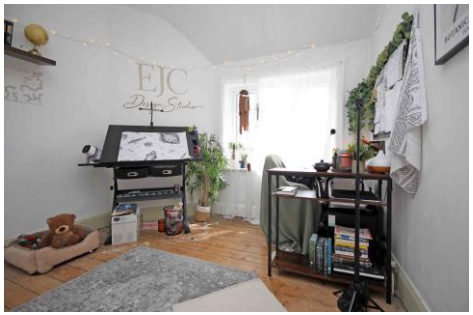




Entrance Hall	
Lounge	*3.91m x 4.26m (12'10" x 14') max dimensions*
Dining Room	*2.93m x 3.55m (9'7" x 11'8") max dimensions*
Kitchen	*3.91m x 5.02m (12'10" x 16'6") max dimensions*
First Floor Landing	
Bedorom 1	*3.90m x 4.52m (12'10" x 14'10") max dimensions*
Bedroom 2	*3.90m x 3.68m (12'10" x 12'1") max dimensions*
Bedroom 3	*2.93m x 3.55m (9'7" x 11'8") max dimensions*
Bedroom 4	*2.93m x 2.58m (9'7" x 8'6") max dimensions*
Bedroom 5	*2.38m x 3.32m (7'10" x 10'11") max dimensions*
Bathroom	*2.38m x 2.69m (7'10" x 8'10") max dimensions*
Outdoor Utility Room	*2.39m x 5.21m (7'10" x 17'1") max dimensions*
Wc	*2.39m x 0.85m (7'10" x 2'9")*

- Spacious Semi Detached Family Home
- Popular Residential Location
- Many Original Features
- Generous Size Hallway
- Stylish & Spacious Kitchen/Diner
- Comfortable Size Lounge
- 5 Good Size Bedrooms
- Garden On 3 Sides & Off Road Parking
- In Need Of Completing
- Viewing Highly Recommended









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