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15 High Street, Llanberis, Caernarfon, Gwynedd, LL55 4EN

Asking Price: £185,000

EPC Rating: D

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Summary

Situated in a central position within the sought-after village of Llanberis, this spacious four Bedroom, three-storey Terraced Home offers excellent potential for modernisation. Featuring two Reception Rooms, a generous extended Kitchen, and a low-maintenance rear garden, the property presents an exciting opportunity to create a wonderful family home or investment in one of Eryri's most desirable villages. Llanberis offers an excellent range of local amenities, including independent shops, cafés, a primary school, and a wealth of scenic walking and outdoor activities, all on the doorstep.

The accommodation begins with an Entrance Hall and staircase to the first floor. To the front is the first Reception Room, featuring a bay window that fills the room with natural light. Adjacent is the main Lounge, complete with a gas fireplace and a rear-facing window overlooking the garden. To the rear of the property, the extended Kitchen provides a generous workspace with two windows, a skylight, and a door opening directly onto the garden, creating a bright and airy environment. The first-floor Landing includes two useful built-in storage cupboards, ideal for linen and household essentials. Bedroom 1 is positioned to the front of the property, while Bedroom 2 overlooks the rear and benefits from useful understairs storage. Completing the first floor is the family Bathroom fitted with an electric shower over P-shaped bath, W/C, washbasin, heated towel rail, tiled walls and vinyl flooring. A second staircase leads to the top floor, where there are two further well-proportioned bedrooms. One features a Velux window, while the other enjoys elevated rear-facing views towards the Eryri (Snowdonia) mountains and benefits from a built-in wardrobe.

Outside, the enclosed rear garden has been designed for low-maintenance living, with a paved patio and planted borders. There is a useful storage shed with electricity connected, as well as a second outbuilding, formerly the outside WC, offering additional storage or potential for alternative use. A rear gate provides access to the service alley, making bin storage convenient. The property further benefits from gas-fired central heating and uPVC double glazing throughout.

Directions

From our Caernarfon office, follow the directions for Llanberis/A4086. Continue through the villages of Llanrug and Cwm-Y-Glo continuing in the direction of Llanberis. At the next roundabout, take the second exit continuing to follow the signs for Llanberis. Continue around the bends and into the village, then turn right into the village centre. Continue up the hill and as you drop down the other side, the property is located on the right-hand side just past the V12 Outdoor Shop.

What3Words: river.inches.simulator



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.













Ground Floor	
Entrance Hall	
Reception Room	*3.73m x 3.18m (12'3" x 10'5") Max. dimensions*
Lounge	*4.03m x 3.37m (13'3" x 11'1") Max. dimensions*
Kitchen	*3.99m x 3.89m (13'1" x 12'9") Max. dimensions*
First Floor Landing	
Bedroom 1	*4.26m x 2.87m (14' x 9'5")*
Bedroom 2	*3.27m x 2.56m (10'9" x 8'5")*
Bathroom	*2.39m x 1.73m (7'10" x 5'8")*
Second Floor	
Bedroom 3	*4.09m x 3.34m (13'5" x 10'11")*
Bedroom 4	*4.19m x 2.87m (13'9" x 9'5")*

- Terraced Property
- 4 Bedrooms
- 1 Bathroom
- Spacious Accommodation Throughout
- Two Reception Rooms
- Low Maintenance Rear Garden
- Gas Central Heating & uPVC Double Glazing
- In Need of Modernisation






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