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13 Cae Sarn, Groeslon, Caernarfon, Gwynedd, LL54 7TW

Asking Price: £185,000

EPC Rating: D

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Summary

Positioned within a quiet Cul de Sac, on a desirable residential estate in the village of Groeslon, this spacious Detached Bungalow is most certainly one to consider. In need of some upgrading, the well proportioned accommodation briefly consists of a welcoming Entrance Hallway with an extensive Lounge/Diner to the side. This light and spacious room has a central Gas Fire with a dressed stone surround and has a separate dining area. Off the Lounge is a good size Kitchen with a range of cream coloured base and wall units, topped with a marble effect work surface and is equipped with an electric cooker point and a side access to both the front and rear gardens. Off the Hallway are 3 bedrooms, made up of 2 Double Bedrooms and a smaller Single Bedroom. All are served by a spacious Bathroom that features a grey coloured Bath suite and a separate Shower Cubicle. The property has a mains Gas Central Heating system as well as uPVC Double Glazing throughout. Outside to the front is an open lawn garden with a Tarmacadam Driveway to the side that provides valuable off road parking for several vehicles as well as access to the attached Single Garage. To the rear is a much larger lawn garden that borders onto a farm field. With some upgrading, this spacious home offers lots of potential in a highly sought after location.

Directions

From Caernarfon, follow the A487 in the direction of Porthmadog. At the roundabout take the first exit left, signposted Groeslon. Proceed into the village, continuing up the hill. At the top of the hill take the turning on your right signposted Cae Sarn. At the T- Junction turn left into the Cul De Sac and number 13 will be on your right hand side.

What3words reference…curving.polishing.breath



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.

Agents Notes

There is very limited information available on this property. The only information we hold is that within these marketing particulars. Interested parties must ensure that they receive satisfactory responses from legal representatives to all appropriate enquiries before proceeding.













Entrance Hall	
Lounge	*3.61m x 4.95m (11'10" x 16'3") max dimensions*
Dining Room	*3.29m x 2.99m (10'10" x 9'10") max dimensions*
Kitchen	*3.29m x 2.44m (10'10" x 8')*
Bedroom 1	*2.76m x 3.36m (9'1" x 11')*
Bedroom 2	*3.61m x 2.68m (11'10" x 8'10")*
Bedroom 3	*2.70m x 2.26m (8'10" x 7'5") max dimensions*
Bathroom	*1.77m x 2.46m (5'10" x 8'1")*
Garage	*2.84m x 5.48m (9'4" x 18')*

- Spacious Detached Bungalow
- Quiet Cul de Sac location
- Extensive Lounge /Diner
- 3 Bedrooms
- Fitted Kitchen
- Lawned Gardens To The Front & Rear
- Off Road Parking & Attached Single Garage
- Gas Central Heating
- uPVC Double Glazing
- Advantage Of No Onward Chain









Disclaimer
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