DAFYDD HARDY
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Anvalder, 21E High Street, Bethesda, Bangor, Gwynedd LL57 3AF

Asking Price: £165,000

EPC Rating: D

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Summary

Located in the heart of the rural village of Bethesda and surrounded by stunning scenery this Semi Detached home is convenient placed off the high street, close to all the amenities Bethesda has to offer. The tastefully presented accommodation has an inverted design with the main living area located upon the first floor to take advantage of the stunning views of the mountains. This comfortable Lounge has a natural wood floor and a wide window that overlooks the village and the mountains. Beyond the Lounge is a generous size Kitchen/Diner that also has a wooden floor as well as a range of black base units, topped with a light stone effect work surface. The Kitchen also has a built in pantry, an electric cooker point and a washing machine connection. Off the Lounge, to the side, is an extensive workshop area with an exterior access that offers huge possibilities for extending or remodelling. (subject to all the relevant planning regulations). On the ground floor, off the Hallway are 2 generous size Double Bedrooms, both served by a part tiled Bathroom that is fitted with a cream coloured suite with an over bath shower unit. The property has a mains Gas Central Heating system and wood framed single glazed windows. Outside is an enclosed gravel garden with a covered patio area and a second, much smaller workshop. We highly recommend you book a viewing soon to fully appreciate this conveniently positioned home and workshop.

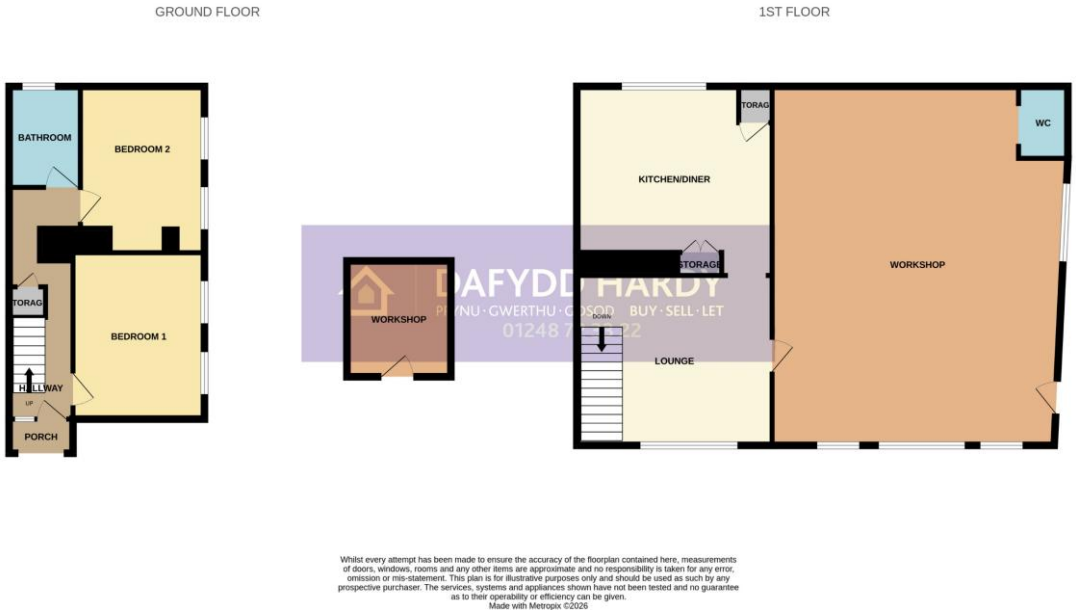
Directions

From our Bangor office, follow the A5 in the direction of Betws y Coed, as you enter Bethesda pass the SPAR Convenience store and after a short distance Number 21E high street will be on your left, behind 21A. (opposite the Indian restaurant).

What3words reference…remaking.fillers.group

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 A.

Energy Performance Rating

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







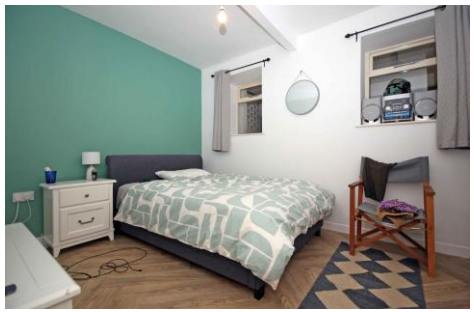






Porch	
Entrance Hall	
Bedroom 1	*3.13m x 3.96m (10'3" x 13') max dimensions*
Bedroom 2	*2.95m x 3.96m (9'8" x 13') max dimensions*
Bathroom	*1.70m x 2.40m (5'7" x 7'10")*
First Floor	
Lounge	*4.65m x 4.05m (15'3" x 13'3") max dimensions*
Kitchen	*4.65m x 4.50m (15'3" x 14'9") max dimensions*
Workshop 1	*7.04m x 8.55m (23'1" x 28'1") max dimensions*
Wc	*1.17m x 1.71m (3'10" x 5'7") max dimensions*
Workshop 2	*2.47m x 2.76m (8'1" x 9'1")*

- Semi Detached Home
- Inverted Living Accommodation
- Spacious Lounge
- Large Fully Fitted Kitchen
- 2 Ground Floor Double Bedrooms
- Part Tiled Bathroom
- Extra Large Workshop
- Enclosed Garden
- Mains Gas Central Heating
- Viewing Highly Recommended






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