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90 Gwel Y Llan, Caernarfon, Gwynedd, LL55 2SQ

Offers Over: £260,000

EPC Rating: A

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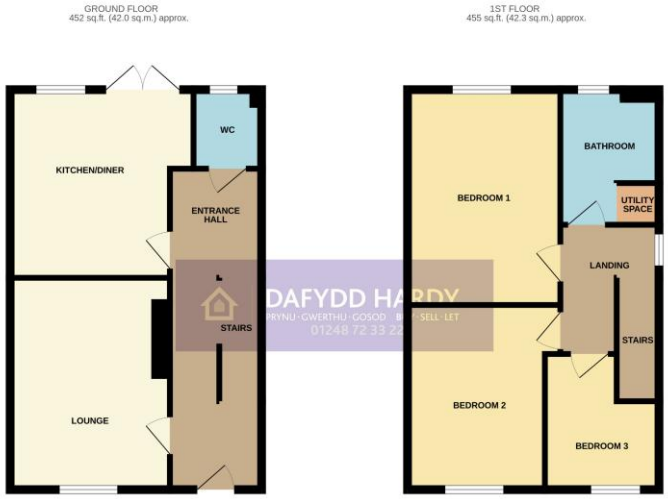
Summary

Situated in a highly sought-after residential neighbourhood in the Gwel Y Llan estate, this beautifully presented three Bedroom Semi-Detached home offers contemporary and well-proportioned accommodation throughout. The property features a newly fitted Kitchen/Diner with double patio doors, ground-floor W/C and first-floor family Bathroom, a well-maintained rear garden with patio and decking, and off-road parking to the front. Located in the historic town of Caernarfon, the property is within walking distance of Ysgol Yr Hendre Primary School, with a wide range of additional amenities available in the town centre. The accommodation begins with a wide and welcoming Entrance Hall, featuring stairs to the first floor, easy-care vinyl click flooring and a convenient WC with fitted storage cupboards situated at the far end. To the front of the property is a generous Lounge, benefiting from a feature media wall with an inset electric fireplace providing both warmth and ambience. Bespoke shelving sits to the side, while a carpet provides added comfort. To the rear is the impressive Kitchen/Diner, complete with a newly fitted kitchen featuring contemporary grey cabinetry and contrasting off-white worktops. Integrated appliances include a ceramic hob, oven, microwave/oven, pull-out cooker hood, 70/30 fridge/freezer, dishwasher and pull-out bin. A custom-built dining table with painted cabinetry and a solid wood worktop provides additional preparation space as well as an ideal area for dining and entertaining. A rear-facing window and double patio doors overlook and provide direct access to the garden, creating a seamless connection between the indoor and outdoor spaces. Upstairs, the Landing provides access to the loft space, which benefits from a pull-down ladder and lighting. There are three well-proportioned Bedrooms, with the principal bedroom enjoying a rear-facing window overlooking the garden and offering views towards the Eryri (Snowdonia) mountain range in the distance. Bedrooms 2 and 3 are positioned to the front of the property. Completing the first-floor accommodation is the family Bathroom, fitted with a shower over the bath, contemporary black fittings, W/C, washbasin and heated towel rail. The room features partially tiled walls and matching LVT flooring. A useful cupboard in the bathroom is currently utilised as a utility space and benefits from plumbing for a washing machine and a fitted worktop. Outside, the enclosed rear garden has been thoughtfully maintained and landscaped, comprising a paved patio area, a wooden deck leading onto a lawn with sleeper borders and decorative golden gravel. The garden provides a versatile space for outdoor dining, entertaining and relaxation. To the front, a brick-paved driveway provides off-road parking for two vehicles complete with an EV charger included in the sale, with a small lawned area to the side. A pathway leads to a gate and private alleyway providing access to the rear garden, offering a convenient and discreet area for bin storage. The property further benefits from gas central heating, uPVC double glazing throughout and an impressive 3.6kW solar PV system comprising eight panels, together with a 5.76kW battery storage system.

Directions

From Caernarfon, follow the A4085 Constantine Road towards Beddgelert, carry on along this road for about ¼ mile and after passing Llanbeblig Church on the left, take the next left turn onto the Gwel y Llan Estate. Continue along this road for approximately 250 yards and take the first right turn, where you will find the property on the right-hand side.

What3Words: fines.nearly.bets



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: A. See EPC report for full information.













Ground Floor

Entrance Hall	
Lounge	*4.36m x 3.28m (14'4" x 10'9") Max. dimensions*
Kitchen/Diner	*3.87m x 3.77m (12'8" x 12'4") Max. dimensions, L-shaped*
W/C	*1.64m x 1.36m (5'5" x 4'6")*
First Floor Landing	
Bedroom 1	*4.44m x 3.12m (14'7" x 10'3")*
Bedroom 2	*3.80m x 3.13m (12'6" x 10'3") Max. dimensions*
Bedroom 3	*2.70m x 2.44m (8'10" x 8') Max. dimensions, L-shaped*
Bathroom	*2.80m x 2.12m (9'2" x 6'11") Max. dimensions, including Utility Area*

Agents Note

We have been informed by the vendor that there is a maintenance charge of £160 per annum.

- Semi-Detached Home
- 3 Bedrooms
- 1 Bathroom
- Lounge with Custom-Built Media Wall
- Newly Fitted Kitchen/Diner with Double Patio Doors
- Enclosed Rear Garden with Patio
- Off-Road Parking & EV Charger
- 8 Solar Panels, Gas Central Heating & uPVC Double Glazing






Disclaimer

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