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Graianfa, Bontnewydd, Caernarfon, Gwynedd, LL54 7UN

Offers in the region of: £250,000

EPC Rating: E

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Summary

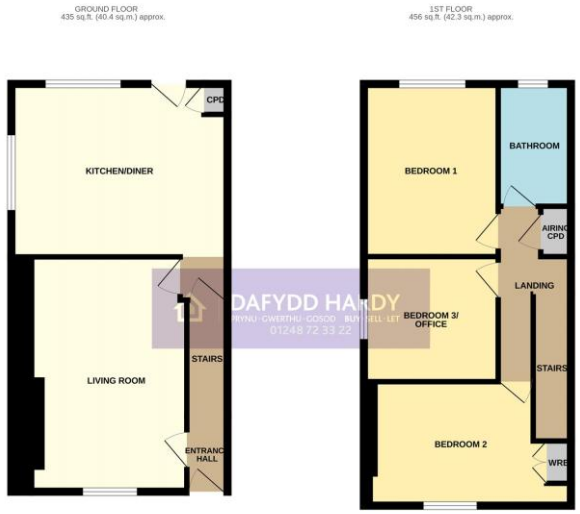
Occupying a peaceful position within the sought-after village of Bontnewydd, this attractive and well-presented End-Terrace home dates back to 1835 and offers spacious accommodation. The property combines period character with modern comforts, featuring three Bedrooms, a welcoming Lounge with a multi-fuel stove, a generous Kitchen/Diner, low-maintenance gardens and off-road parking. Bontnewydd enjoys a range of everyday amenities, including a convenience store, public house and primary school, while the historic town of Caernarfon is just a short drive away, offering a wider selection of shops, supermarkets, cafés, schools and leisure facilities. The accommodation begins with an inviting Entrance Hall featuring easy-care laminate flooring and a staircase to the first floor. To the front of the property is the spacious Lounge, where a multi-fuel burning stove set within the original chimney breast with a slate hearth creates a cosy focal point. Laminate flooring continues throughout, while a front-facing window fills the room with natural light. To the rear, the generous Kitchen/Diner is fitted with cream wall and base units complemented by black worktops, with space for a freestanding cooker. Tiled flooring adds practicality, while dual-aspect windows to the side and rear provide plenty of natural light. A door opens directly onto the rear garden, and a useful built-in cupboard houses boiler.

The first-floor Landing provides access to the loft, an airing cupboard and three well-proportioned Bedrooms. The principal bedroom overlooks the rear garden, while the second bedroom enjoys a front-facing aspect and benefits from a built-in wardrobe. The third bedroom, currently used as a home office, features a side-facing window and offers flexibility to suit a variety of needs. Completing the accommodation is the family Bathroom, fitted with a bath incorporating an electric shower, W/C, washbasin, heated towel rail, tiled walls and vinyl flooring.
Outside, the enclosed rear garden has been designed for ease of maintenance and features a paved patio, ideal for outdoor seating and entertaining. To the front, a tarmac and golden gravel driveway provides off-road parking for two vehicles in tandem, complemented by an additional gravelled area with a paved pathway leading to the front entrance. A gated side access continues to the rear, where there is further gravelled space, a useful garden shed and a fence surrounding the LPG tank. The property further benefits from LPG central heating and uPVC double glazing throughout.

Directions

From our Caernarfon office, follow the A4871 in the direction of Porthmadog. After passing Tesco supermarket on the right, take the second exit at the roundabout. At the next roundabout, continue straight ahead/2nd exit for Bontnewydd. Proceed into the village of Bontnewydd and at the next roundabout take the second exit continuing through the village. As you pass the public house on the left, take the right just before the convenience store and follow the road down as it is the last property on the right-hand side.

What3Words: wharfs.backtrack.liquid



Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

LPG 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: E. See EPC report for full information.













Ground Floor	
Entrance Hall	
Lounge	*5.19m x 3.90m (17' x 12'10") Max. dimensions*
Kitchen/Diner	*4.67m x 3.80m (15'4" x 12'6")*
First Floor Landing	
Bedroom 1	*3.81m x 2.96m (12'6" x 9'9")*
Bedroom 2	*4.18m x 2.73m (13'9" x 8'11") Max. dimensions*
Bedroom 3/Office	*2.81m x 2.76m (9'3" x 9'1")*
Bathroom	*2.70m x 1.61m (8'10" x 5'3")*

- Charming End-Terrace 19th Century Property
- 3 Bedrooms
- 1 Bathroom
- Spacious Lounge with Multi-Fuel Burning Stove
- Generous Kitchen/Diner with Dual Aspect Windows
- Low Maintenance Front & Rear Gardens
- Off-Road Parking for Two Vehicles
- LPG Central Heating & uPVC Double Glazing






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