DAFYDD HARDY
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FOR SALE VIA UNCONDITIONAL AUCTION – 28th - 29TH September 2026
Warwick, Waunfawr, Caernarfon, Gwynedd, LL55 4PQ

Guide Price: £91,000
EPC Rating: G

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Summary

Located at the end of a long country lane, set in a delightful rural location, on the outskirts of the popular village of Waunfawr, “Warwick” is a Detached stone cottage that has been extended in the past. Complete with 2 attached outbuildings and a large garden, the potential to become a spacious family home is there for all to see. In need of upgrading the accommodation briefly consists of a generous size Lounge that features a tiled “open” fireplace. To the side is a spacious Dining area, whilst beyond the Dining Room is a dual aspect Kitchen area and a ground floor Bathroom. Completing the ground floor, located off the Lounge is a long Single Bedroom. Upstairs are a further 2 more, Double Bedrooms, both with far reaching countryside views. Outside surrounding the property is an extensive garden area that is divided into 3 separate gardens. In addition attached to the side of the house are 2 large outbuildings. A single garage is positioned at the front. We highly recommend you book a viewing soon to fully appreciate the endless potential this delightful property has to offer.

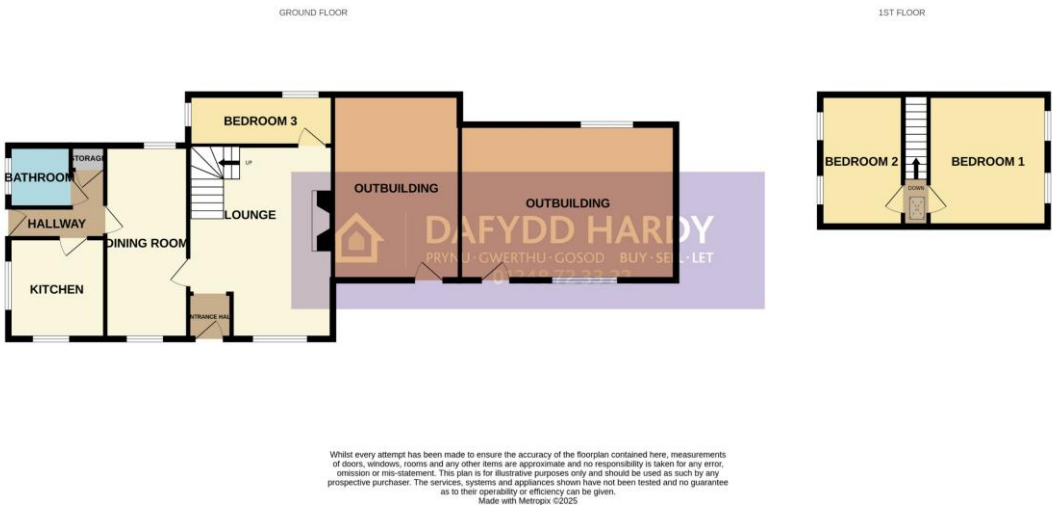
Directions

From Caernarfon, follow the A4085 in the direction of Beddgelert. At the Gwalia Garage roundabout take the second exit signposted Waunfawr and follow this road for about a mile. Just before you enter the village of Waunfawr, turn right for the Snowdonia Riding Stables and continue along the single track lane. After the first passing lay by on your left turn right and follow the very narrow lane to the absolute end. (Park in the layby and walk down the lane).

What3words reference…hawks.blurts.curvy

Services

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



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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 E.

Energy Performance Rating

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













Entrance Hall	
Lounge	*4.01m x 5.35m (13'2" x 17'7") max dimensions*
Bedroom 3	*4.01m x 1.41m (13'2" x 4'8")*
Dining Room	*2.30m x 5.35m (7'7" x 17'7")*
Hall	
Kitchen	*2.69m x 2.79m (8'10" x 9'2")*
Bathroom	*1.73m x 1.71m (5'8" x 5'7")*
First Floor Landing	
Bedroom 1	*3.30m x 3.66m (10'10" x 12')*
Bedroom 2	*2.30m x 3.66m (7'7" x 12')*
Outbuilding 1	*3.52m x 5.14m (11'7" x 16'10")*
Outbulding 2	*5.99m x 4.31m (19'8" x 14'2")*

Agents Note

We would advise that any interested parties walk down the drive if viewing as it is not currently suitable for vehicles. Viewing by appointment only.

- Extended Detached Cottage
- Beautiful Rural Location
- In Need Of Updating
- Spacious Lounge
- Large Dining Room
- Kitchen Area
- Ground Floor Bathroom
- 3 Bedrooms
- Generous Size Garden






Disclaimer

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