

Ty Ni

Gallt y Foel

Dafydd Hardy

Coast & Country

Ty Ni



An impressive four Bedroom Detached Home, built by the current vendors in 2008, occupying an elevated position in Gallt Y Foel. The property features a highly desirable reverse-level layout, with four well-proportioned Bedrooms, a Jack and Jill Bathroom, and a versatile Dressing Room on the ground floor, while the first floor forms the impressive heart of the home with a spacious open-plan Lounge, Kitchen and Dining area.

The first floor enjoys far-reaching views, including distant sea views and, on a clear day, as far as Ireland. The property also benefits from generous front and rear gardens, several lawn and patio areas, substantial off-road parking, an outside utility/storage area and a versatile, detached space currently arranged as a gym, cinema room and bar.

The surrounding area offers an excellent semi-rural lifestyle, with spectacular mountain and quarry walks accessible from the doorstep. Local amenities can be found in the nearby village of Deiniolen, including a convenience store and primary school, with further facilities available in Llanrug and Llanberis.

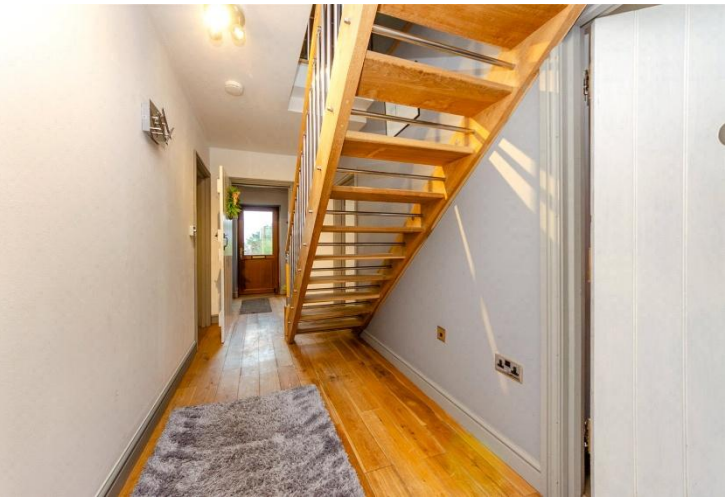


The accommodation begins with a welcoming Porch featuring oak flooring and a heated towel rail, leading into an inviting Entrance Hall. The Hall features a bespoke oak and metal staircase rising to the first floor, with oak flooring continuing throughout. The principal Bedroom is positioned to the right and benefits from dual-aspect windows overlooking the front and side of the property, together with fitted carpeting and direct access to the Jack and Jill Bathroom. Bedroom 2 is situated to the left, also benefiting from carpeting and a front-facing window.



The stylish bathroom is fitted with a walk-in rain-power shower cubicle with pressure jets, a separate freestanding bath, W/C and washbasin set within a vanity unit with useful storage. Further features include a heated towel rail, partially tiled walls, tiled flooring and dual rear-facing windows, allowing plenty of natural light.











A versatile room off the entrance hall is currently used as a Dressing Room but could equally serve as a home office, nursery or playroom. A built-in storage cupboard houses the hot water cylinder and provides additional storage. An inner hallway leads to a rear access door and provides access to the remaining bedrooms. Bedroom 3 is positioned to the front and features a sliding patio door, while Bedroom 4 has a side-facing window.

The first floor provides the real wow factor, with a striking open-plan Lounge, Kitchen and Dining space featuring exposed oak beams, high ceilings and an abundance of natural light. Dual rear windows, three front-facing windows and three remotely controlled Velux windows with rain sensors ensure the space is exceptionally bright and airy, while the front-facing windows make the most of the property's elevated position and far-reaching views.

The lounge and dining area is positioned to the right and features a multi-fuel log burner, creating an attractive focal point and a warm, inviting atmosphere. To the left is the contemporary kitchen, fitted with grey cabinetry and marble-effect worktops.

The kitchen incorporates two full-size ovens, a microwave, dishwasher, fridge and freezer, together with a breakfast bar providing additional preparation space and casual dining. Further features include an integrated hob with built-in extractor, pull-up tower sockets and a separate wireless charging point. A sliding patio door from the kitchen opens onto the balcony, creating an excellent indoor/outdoor connection. Finished with slate flooring, the balcony enjoys





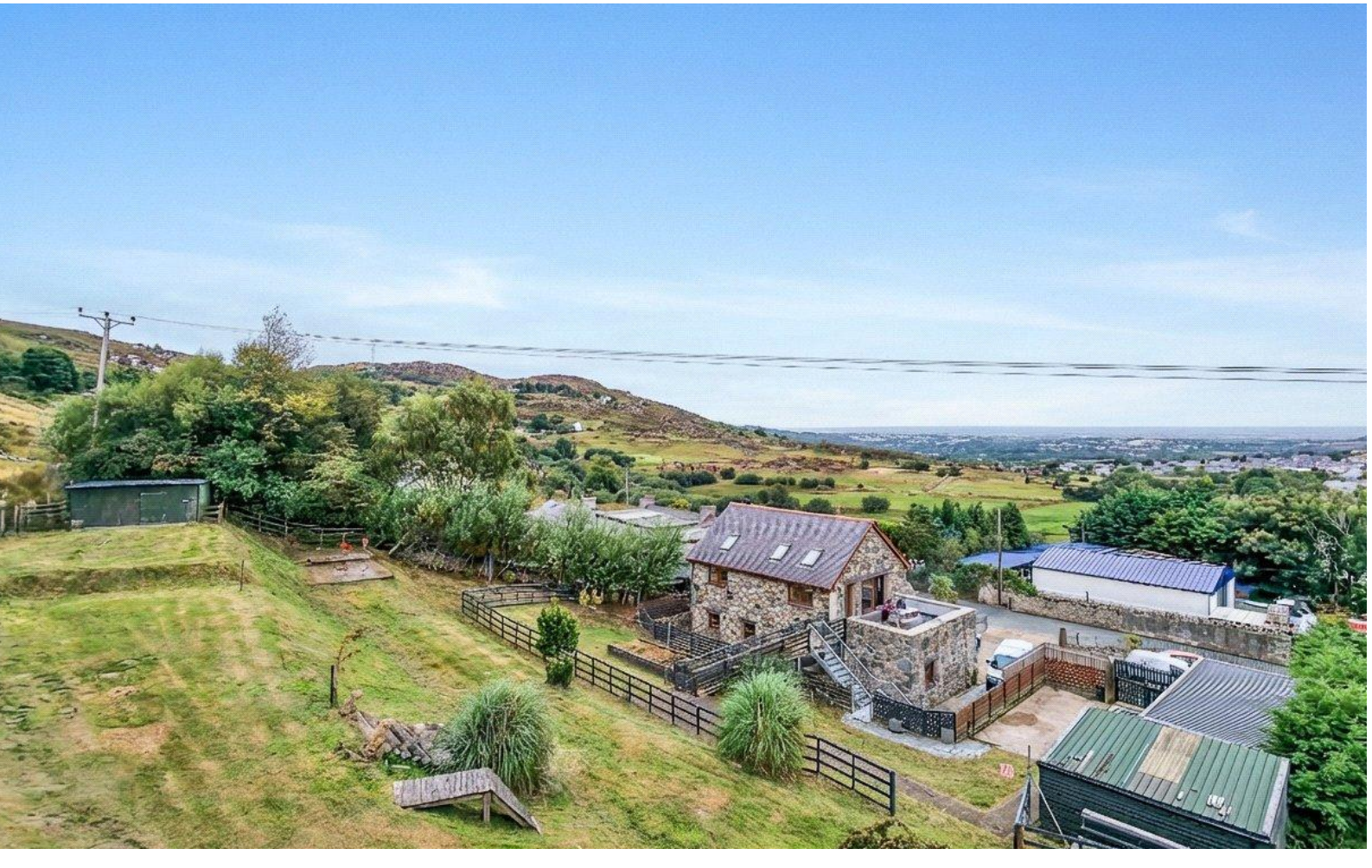






The rear garden is a particular feature of the property, arranged over five tiers and offering a variety of lawn, patio and entertaining areas. The first tier comprises a paved area with space for garden sheds and a patio, while the second tier provides a lawn with a raised vegetable bed. Further lawn areas extend across the third, fourth and fifth tiers. The fourth tier includes a concrete slab with planning permission granted for a shed, while the fifth-tier benefits from two stables positioned to the right. A metal staircase and adjoining wooden walkway provide convenient access between the rear garden and the first-floor balcony. To the front, a boundary wall with iron fencing and a resin section incorporates double gates opening onto the block-paved driveway. There is substantial off-road parking to the front and left-hand side of the property, with a lawned area to the right. A significant additional benefit is the detached multifunctional outbuilding, currently arranged as a gym, cinema room and bar, complete with working pumps and a reinforced flooring section for the gym making it highly usable for gym equipment. In front of the outbuilding is a low-maintenance concrete seating area, enclosed by fencing to provide privacy and security. Adjoining the versatile space is a useful utility/storage room with plumbing for a washing machine.

The property further benefits from electric heating, solar panels providing hot water and uPVC three way opening box double glazed sash windows. This impressive home combines versatile accommodation, a striking open-plan living space, generous gardens and outstanding far-reaching views in a superb semi-rural location. Viewing is highly recommended to fully appreciate the position, space and quality this exceptional property has to offer.



DIRECTIONS

From our Caernarfon office, follow the directions for Llanberis/A4086. Continue through the villages of Llanrug and Cwm-Y-Glo continuing in the direction of Llanberis. At the next roundabout, take the first exit, following the directions for Deiniolen/A4244. Continue along this road for approximately 0.6 miles then at the top of the hill, turn right for Deiniolen/Dinorwig. Follow the road through Deiniolen village and past the church on the left and around the right-hand bend. As you start to go up the hill, the property is located on the left-hand side.

What3Words: kickbacks.glad.mess







Property Features

Porch	
Entrance Hall	
Bedroom 1	4.27m x 4.05m (14' x 13'3")
Bedroom 2	3.16m x 3.05m (10'4" x 10')
Bedroom 3	4.17m x 2.65m (13'8" x 8'8")
Bedroom 4	3.01m x 2.55m (9'11" x 8'4")
Bathroom	5.04m x 1.74m (16'6" x 5'9")

First Floor	
Lounge/Kitchen/Diner	9.19m x 6.23m (30'2" x 20'5")
Balcony	5.39m x 3.98m (17'8" x 13'1")
Gym/Cinema Room/Bar	10.05m x 4.31m (33' x 14'2") max dimension, L-shaped
Stables	
Outside Utility Room/Storage	



TOTAL FLOOR AREA : 1805 sq.ft. (167.6 sq.m.) approx.

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.
Made with Metropix ©2026

Dafydd Hardy Estate Agents Limited for themselves and for the vendor of this property whose agents they are to give notice that: (1) These particulars do not constitute any part of an offer or a contract. (2) All statements contained in these particulars are made without responsibility on the part of Dafydd Hardy Estate Agents Limited. (3) None of the statements contained in these particulars are to be relied upon as a statement or representation of fact. (4) Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (5) The vendor does not make or give and neither do Dafydd Hardy Estate Agents Limited nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. (6) Where every attempt has been made to ensure






We have been informed the tenure is freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

We are informed by the seller this property benefits from Mains Water, Electricity, and Private Drainage. Electric Flow Heating. The agent has tested no services, appliances or central heating system (if any). Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Agents Note

We have been informed by the vendor that the Section 106 was discharged by the Welsh Government on the 7th August [illegible] are in the process of being erected off the property.

EPC Band: TBC – Council Tax Band: E

Ty Ni, Gallt Y Foel, Caernarfon, Gwynedd LL55 3EF

01286 677774

www.DafyddHardy.co.uk/cc