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6 Cae'r Ymryson, Caernarfon, Gwynedd, LL55 2LR

Asking Price: £229,950

EPC Rating: D

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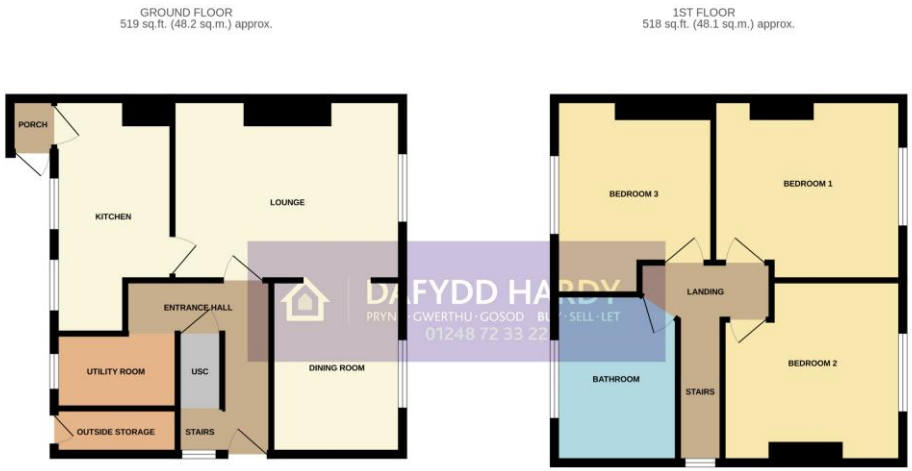
Summary

A spacious and well-presented three Bedroom End-of-Terrace Home, ideally positioned in a sought-after location in Caernarfon. The property offers generous and well-proportioned accommodation, including an L-shaped open-plan Lounge/Diner, contemporary Kitchen and Bathroom, useful Utility Room and three comfortable Bedrooms. Externally, the property benefits from low-maintenance tiered gardens, off-road parking for several vehicles, useful storage and distant mountain views. The location is well suited to modern family living, with a wide range of amenities close by, including cafés, restaurants, shops, supermarkets, leisure facilities and a good choice of primary schools, together with a secondary school. The accommodation is accessed via the side of the property into an Entrance Hall, with stairs rising to the first floor and useful under-stairs storage. The L-shaped open-plan Lounge/Diner benefits from dual windows to the front, allowing plenty of natural light to enter. An electric fireplace provides an attractive focal point, with the vendor advising that a capped chimney is located behind and could potentially be reinstated for an open or gas fireplace. Easy-care laminate flooring flows through the entrance hall and both reception areas. Off the lounge is the contemporary Kitchen, fitted with gloss grey cabinetry and contrasting black worktops. Integrated appliances include an oven, hob and extractor fan, together with a fridge/freezer. Two windows overlook the rear garden, while a door provides access to a rear porch and the garden beyond. Completing the ground floor is a useful Utility Room, fitted with plumbing for a washing machine, under-counter worktop space and tiled flooring. Upstairs are three well-proportioned Bedrooms. Bedrooms 1 and 3 are positioned to the front and are carpeted, while Bedroom 2 is situated to the rear and benefits from laminate flooring and lovely distant mountain views. The spacious family Bathroom is fitted with a walk-in rain shower cubicle, separate bath, W/C and washbasin set within a vanity unit. Further features include an LED mirror, light-sensitive spotlights, partial splashback walls and anti-slip flooring. To the rear is a low-maintenance tiered garden arranged over three levels. The ground-level tier comprises a concrete area, with steps rising to the second tier, which features a small lawn to the right alongside decorative stone and crushed slate sections to the left. A further step leads to the top tier, where a paved patio provides an ideal space for outdoor seating and enjoying the garden and distant views. A block-built shed is positioned in the right-hand corner. The property also benefits from an integral storage room, formerly used as a coal shed, providing useful additional storage. To the front is a pedestrian gate alongside a separate opening providing off-road parking for several vehicles, laid with a combination of decorative stone and paving slabs. A pathway leads to the main entrance, while a further gate provides access to the rear garden. The property is further complemented by gas central heating and uPVC double glazing throughout, making this an appealing and practical home in a popular Caernarfon location.

Directions

From our Caernarfon office, follow the directions for Beddgelert A4085. Proceed up the hill on Constantine Road then at the top, turn right onto Segontium Road South. Continue to the end of the terraced houses then turn left onto Cefn Hendre then right onto Ffordd Eryri. Continue for a short distance and the property is located on the left-hand side.

What3Words: visual.clash.score



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 freehold with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band

The property is council tax band B.

Energy Performance Rating

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













Ground Floor	
Entrance Hall	
Lounge	*4.55m x 3.60m (14'11" x 11'10") Max. dimensions*
Dining Room	*3.25m x 2.56m (10'8" x 8'5")*
Kitchen	*4.64m x 2.33m (15'3" x 7'8") Max. dimensions*
Utility Room	*2.30m x 1.49m (7'7" x 4'11")*
Rear Porch	*1.08m x 0.86m (3'7" x 2'10")*
Integral Outside Storage	*2.37m x 0.99m (7'9" x 3'3")*
First Floor Landing	
Bedroom 1	*3.83m x 3.63m (12'7" x 11'11") Max. dimensions*
Bedroom 2	*3.64m x 3.52m (11'11" x 11'7") Max. dimensions*
Bedroom 3	*3.87m x 3.13m (12'8" x 10'3") Max. dimensions*
Bathroom	*3.35m x 2.39m (11' x 7'10") Max. dimensions*

- End of Terraced Property
- 3 Bedrooms
- 1 Contemporary Bathroom
- Spacious Accommodation Throughout
- Open-Plan Lounge/Diner with Gas Fireplace
- Tiered Rear Garden with Block-Built Shed and Integral Outdoor Shed
- Off-Road Parking to Front
- Gas Central Heating & uPVC Double Glazing






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