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21 Segontium Road South, Caernarfon, Gwynedd, LL55 2LL

Asking Price: £275,000

EPC Rating: D

21 Segontium Road South, Caernarfon, Gwynedd, LL55 2LL

Summary

Situated in a convenient residential location, this spacious and characterful five-bedroom, three-storey terraced property offers generous and versatile accommodation arranged over three floors. While the property would benefit from some modernisation, it retains a wealth of character and period features, including high ceilings, original fireplaces and mosaic quarry-tiled flooring. The accommodation comprises three reception rooms, including two sitting areas, a spacious kitchen/diner, modern shower room, five bedrooms, a good-sized tiered rear garden with garage, and attractive distant mountain and sea views. The historic town of Caernarfon offers a wide range of amenities, including independent eateries and businesses, supermarkets, a picturesque marina, and primary and secondary schools. The property opens into a welcoming Entrance Hall, featuring original mosaic quarry-tiled flooring, stairs rising to the first floor and useful understairs storage. To the front is the Lounge, a bright and characterful reception room benefiting from a gas fireplace, high ceilings with decorative architraves and a bay window, which floods the room with natural light. Adjacent to the lounge is the second reception room, currently utilised as a Sitting Room. This room features an electric fireplace set within the original chimney breast and a window overlooking the rear. Continuing from the entrance hall is the spacious Kitchen and Dining area, which has been extended over time to create a generous and versatile space. The kitchen is fitted with cream-coloured cabinets, marble-effect worktops, an integrated double oven and hob, tiled flooring and a window to the rear. The dining area benefits from a useful pantry beneath the stairs, providing additional storage for household essentials, together with a window to the side. The first-floor Landing provides access to three of the property's five Bedrooms. Bedroom 1 is positioned to the front and benefits from two front-facing windows, including a bay window, a feature fireplace and a washbasin. Bedroom 2 is located to the rear and features a character fireplace and rear-facing window. Bedroom 3 offers excellent versatility and could alternatively be utilised as a home office or dressing room. It also benefits from a built-in storage cupboard housing the boiler and water tank. Completing the first floor is the modern Shower Room, fitted with a shower cubicle, W/C, washbasin and heated towel rail, with vinyl flooring. To the second floor are two further generous bedrooms. Bedroom 4 is currently utilised as an additional living room and is positioned to the front of the property. It features a gas fireplace and a window offering lovely distant sea views. Bedroom 5 benefits from a feature fireplace and Velux window, providing views across the rear garden and towards the surrounding mountain ranges. To the rear, the property enjoys a spacious and established tiered garden. The lower section comprises a concrete area with steps leading upwards to a pathway and lawn, with mature hedgerow and established planting. Further up the garden is a raised vegetable-growing area with greenhouse, together with an additional concrete area, garage and double metal gates providing off-road parking for one vehicle. The garage benefits from a pedestrian side door and an up-and-over door to the rear, which can be accessed from the service lane. To the front of the property, a metal pedestrian gate with inset fencing within the boundary wall opens onto a concrete pathway leading to the front door, with attractive decorative stone borders. Further benefits include gas central heating and uPVC double glazing.

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 down for around a third of the way and the property is located on the left-hand side. **What3Words: train.lakes.skin**



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 to be advised with vacant possession upon completion of sale. Vendor's solicitors should confirm title.

Council Tax Band: The property is council tax band D.

Energy Performance Rating

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



Ground Floor

Entrance Hall

Lounge

Sitting Room

Kitchen

Dining Area

W/C

Rear Porch

First Floor Landing

Bedroom 1

Bedroom 2

Bedroom 3/Office

Shower Room

Second Floor Landing

Bedroom 4

Bedroom 5

Garage

4.38m x 4.35m (14'4" x 14'3") Max. dimensions

4.00m x 3.52m (13'1" x 11'7") Max. dimensions

3.31m x 2.85m (10'10" x 9'4")

3.77m x 3.34m (12'4" x 10'11")

1.39m x 1.13m (4'7" x 3'8")

5.61m x 4.35m (18'5" x 14'3") Max. dimensions

4.03m x 3.64m (13'3" x 11'11") Max. dimensions

3.34m x 2.04m (10'11" x 6'8")

2.35m x 1.60m (7'9" x 5'3")

5.83m x 3.69m (19'2" x 12'1") Max. dimensions

4.19m x 3.69m (13'9" x 12'1") Max. dimensions

- Spacious Three-Storey Terraced Property
- 5 Bedrooms & 2 Bathrooms (1 Ground-Floor W/C, 1 First-Floor Shower Room)
- 3 Reception Rooms, Including Two Sitting Areas & Generous Kitchen/Diner
- Character Features Including High Ceilings, Fireplace, Architraves & Original Mosaic Flooring
- Spacious Tiered Rear Garden with Mature Planting, Raised Vegetable Area & Greenhouse
- Garage & Double Gates Providing Off-Road Parking for One Vehicle, with Service Lane
- Gas Central Heating & uPVC Double Glazing



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