DAFYDD HARDY
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Ysgubor, Deiniolen, Caernarfon, Gwynedd, LL55 3NA

Asking Price: £325,000

EPC Rating: F

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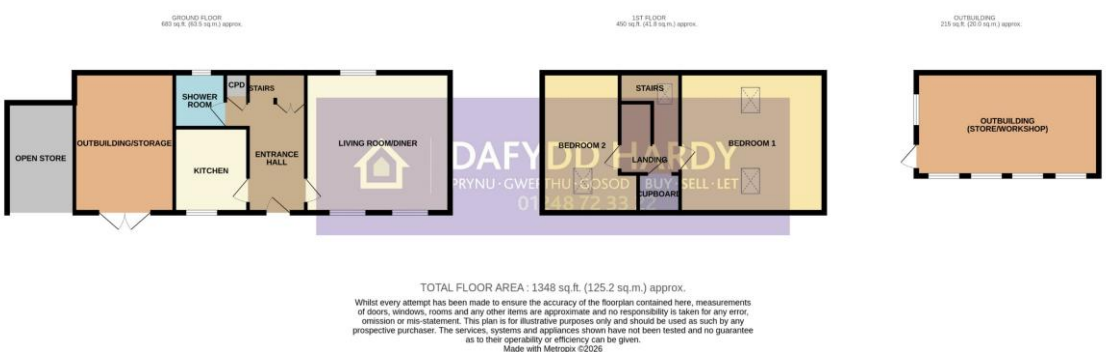
Summary

Situated in an elevated position, this charming two Bedroom Converted Barn enjoys stunning far-reaching views across the surrounding valley and towards the sea in the distance. The property offers well-proportioned accommodation with a spacious Living Room/Diner, fitted Kitchen and Shower Room, complemented by several useful outbuildings, ample off-road parking and attractive garden space. Set above the village of Deiniolen, the property benefits from a peaceful rural setting while remaining within easy reach of local amenities, including a convenience store and primary school. Further facilities can be found in the nearby villages of Llanrug and Llanberis. The surrounding landscape provides excellent opportunities for walking and outdoor pursuits, with beautiful mountain and quarry walks accessible directly from the doorstep, including routes towards Marchlyn Mawr and Dinorwig Quarry. The property is entered through a wide and welcoming Entrance Hall, featuring attractive slate flooring, stairs rising to the first floor and useful understairs storage. To the right is the spacious Living Room/Diner, again featuring slate flooring and benefiting from dual-aspect windows to the front and rear. A rear-facing window enjoys views towards the mountainside and Marchlyn Mawr, while the two front-facing windows take advantage of the property's elevated position, offering lovely distant views extending towards the sea. The Kitchen is fitted with cream cabinetry, complemented by solid worktops and a Belfast-style sink. Integrated appliances include an oven, hob, extractor and dishwasher, with space also provided for a freestanding fridge/freezer. A front-facing window allows natural light into the room. The ground floor is completed by a well-appointed Shower Room, featuring a walk-in shower, W/C and wall-mounted washbasin, together with a partial splashback, tiled walls and slate flooring. Underfloor heating runs throughout the ground floor, providing additional warmth and comfort. A useful storage cupboard houses the boiler and underfloor heating system. To the first floor, the Landing benefits from a skylight, providing an abundance of natural light, and currently incorporates space for a desk, making it ideal for home working or study. A separate storage cupboard provides useful space for towels and linen. There are two well-proportioned Bedrooms. Bedroom 1 benefits from dual-aspect Velux windows, while Bedroom 2 has a single Velux window. Laminate flooring extends throughout the first floor. Externally, a metal gate provides access to a crushed slate parking area, offering ample off-road parking. To the right is a versatile wooden outbuilding, fitted with shelving and benefiting from both plumbing, power and lighting. This useful space could be utilised as a home office, gym, workshop or hobby room, depending on the purchaser's requirements. At the far end of the garden is a lawned area with two raised beds, providing an excellent opportunity for gardening and growing home produce. Adjoining the property is an unconverted section of the original barn, currently used as a shed and storage area. This space benefits from double wooden doors, power, lighting and water, as well as a solar panel system. Adjacent to this is an open storage area currently utilised as a log store. Subject to the necessary planning permissions and consents, these areas could offer exciting potential to extend or further develop the main property, creating additional accommodation or living space. The front of the property is enclosed by a boundary wall and hedgerow, providing privacy and a pleasant degree of separation from the surrounding area. Further benefits include oil central heating, natural oak framed double glazing and solar panels installed to both the front and rear roof elevations.

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. Before you reach the village, turn left up the hill for Mynydd Llandygai. Continue to follow the road for approximately 1.4 miles and the property can be found on the left-hand side.

What3Words: mushroom.ramming.conquests



Services

We are informed by the seller this property benefits from Mains, Electricity. Private Water & Drainage. The vendor has informed us that full fibre is available. Ofcom checker suggests outdoor mobile coverage is likely.

Heating: Oil 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: F. See EPC report for full information. Please note the EPC certificate was carried out prior to having solar panels and external wall insulation.

Ground Floor	
Entrance Hall	
Living Room/Diner	*4.70m x 4.56m (15'5" x 15')*
Kitchen	*2.69m x 2.56m (8'10" x 8'5")*
Shower Room	*1.78m x 1.65m (5'10" x 5'5")*
Outbuilding/Shed	*4.65m x 3.25m (15'3" x 10'8")*
Open Store	*3.49m x 2.19m (11'5" x 7'2")*
First Floor Landing	
Bedroom 1	*4.71m x 4.47m (15'5" x 14'8")*
Bedroom 2	*4.45m x 3.22m (14'7" x 10'7") Max. dimensions, L-Shaped*
Outbuilding (Store/Workshop)	*5.93m x 3.36m (19'5" x 11')*

- Detached Converted Barn
- 2 Bedrooms
- 1 Shower Room
- Spacious Living Room/Diner
- Elevated Position with Mountain & Distant Sea View
- Off-Road Parking
- Oil Central Heating & Solar Panels
- Natural Oak Framed Double Glazing
- Viewing Recommended

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