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99 Cae Mur, Caernarfon, Gwynedd, LL55 1DS

Asking Price: £230,000

EPC Rating: D

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Summary

Situated in a popular residential area of the historic town of Caernarfon, this well-presented and modern three Bedroom Semi-Detached Home offers generous and versatile accommodation, including a spacious Kitchen/Diner, two Bathrooms, off-road parking to the front and a generous rear garden. The property benefits from a ground-floor Shower Room and a first-floor Family Bathroom. Residents can enjoy a wide range of nearby amenities, including schools, leisure facilities, independent businesses, eateries and supermarkets. The accommodation begins with a welcoming Entrance Hall, featuring stairs to the first floor and useful under-stairs storage. To the rear is a spacious and contemporary Kitchen/Diner, fitted with stylish grey gloss cabinetry, a black sink and integrated dishwasher. A central island incorporates a breakfast bar, providing an ideal space for casual dining and additional preparation space, while the kitchen is equipped with a fitted oven, gas hob and overhead extractor. To the left is a separate dining area, suitable for more formal dining, with double patio doors providing direct access to the rear garden. Two sliding wooden doors open into the Lounge, which features a striking feature fireplace with bespoke shelving and cupboards either side of the chimney breast. A window overlooks the front of the property, while wooden panelling currently conceals the doorway from the Entrance Hall, which could be reinstated if desired. An opening from the Kitchen leads into the Utility Room, providing additional worktop space, cabinetry and a sink, together with plumbing for a washing machine. Completing the ground floor is a useful Shower Room, fitted with a shower cubicle, W/C and washbasin, with attractive floor-to-ceiling tiling. To the first floor, the Landing benefits from a loft hatch providing access to the newly boarded loft. There are three well-proportioned Bedrooms, with bedrooms 1 and 3 positioned to the front of the property and bedroom 2 overlooking the rear garden. Bedroom 3 also benefits from a built-in cupboard positioned above the stairs. The family Bathroom is well appointed with a rain shower over the bath, W/C, washbasin set within a vanity unit, LED mirror and spotlights. The room is finished with tiled walls and vinyl flooring. Externally, the rear garden offers a generous and versatile outdoor space. A brick-paved patio area sits directly outside the patio doors, with a further patio section to the right. Most of the garden is laid to lawn and also features a wooden decked area and a slabbed patio currently used as a seating area. This section is enclosed by low fencing, making it particularly suitable for children or pets. A second lawned section can be accessed via a stone pathway or through a gate from the enclosed area. The garden is complemented by a variety of shrubs and trees, including a fruit tree, together with a garden shed positioned in the far corner. To the front, a brick-paved driveway provides off-road parking for two vehicles, with steps leading down to the front entrance. The brick paving continues along the right-hand side of the property to a gate providing access to the rear garden, while also offering a convenient area for bin storage. The property further benefits from gas central heating and uPVC double glazing throughout, making this an attractive and modern family home in a convenient Caernarfon location.

Directions

From our Caernarfon office, follow the A4086 up the hill to the first roundabout taking the first exit left onto the B4366/Bethel Road. Take the second turning on your right into Y Glyn and continue to where the road bears to the left into Cae Mur where the property is located a short distance down on the left-hand side. **What3Words: bonds.insert.income**

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

Council Tax Band

The property is council tax band C.

Ground Floor	
Entrance Hall	
Lounge	*3.86m x 3.78m (12'8" x 12'5") Max. dimensions*
Kitchen/Diner	*5.74m x 2.90m (18'10" x 9'6")*
Utility Room	*2.57m x 2.40m (8'5" x 7'10") Max. dimensions*
Shower Room	*1.63m x 1.60m (5'4" x 5'3")*
First Floor Landing	
Bedroom 1	*3.86m x 3.58m (12'8" x 11'9") Max. dimensions*
Bedroom 2	*3.56m x 2.90m (11'8" x 9'6")*
Bedroom 3	*2.67m x 2.40m (8'9" x 7'10") Max. dimensions*
Bathroom	*2.03m x 1.83m (6'8" x 6')*

- Semi-Detached Property
- 3 Bedrooms
- 2 Bathrooms
- Spacious & Modern Accommodation
- Generous Rear Garden
- Off-Road Parking to Front
- Gas Central Heating & uPVC Double Glazing
- Viewing Highly Recommended

Disclaimer
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