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90 Maes Padarn, Llanberis, Caernarfon, LL55 4TD

Asking Price: £249,950

EPC Rating: B

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Summary

A spacious and well-presented three Bedroom Semi-Detached property situated in the heart of Llanberis. The property offers generously proportioned accommodation, including a spacious Kitchen/Diner with double patio doors, a useful Utility Room/Workshop, contemporary family Bathroom, low-maintenance gardens and off-road parking. Llanberis offers a fantastic range of local amenities, including a selection of independent shops, businesses and cafés, convenience stores and a wealth of scenic walks and outdoor pursuits accessible directly from the doorstep. The property also enjoys lovely views towards the surrounding mountains. The accommodation begins with a wide and welcoming Porch leading into the Entrance Hall, with stairs rising to the first floor and an attractive stained-glass-effect window to the side. To the front is the comfortable Lounge, featuring an electric fireplace, vertical radiator and a large window allowing plenty of natural light into the room. To the rear is the spacious Kitchen/Diner, fitted with white cabinetry complemented by wood-effect worktops. Integrated appliances include an oven, hob and extractor, while a breakfast bar incorporates a fitted sink with space beneath for a dishwasher. Double patio doors provide direct access to the rear garden, creating a bright and practical space for entertaining and everyday family life. The dining area benefits from a side-facing window and a door leading through to the rear porch and utility room/workshop. This versatile space is fitted with plumbing for a washing machine and benefits from both power and lighting, making it ideal for a range of uses. To the first floor is the Landing, providing access to the loft via a pull-down ladder. The loft has been fully boarded and insulated within the last six months, offering useful additional storage space. There are three well-proportioned Bedrooms. Bedroom 1 is positioned to the front and features dual built-in wardrobes either side of the chimney breast, with views over the front garden and towards the mountains in the distance. Bedrooms 2 is located to the rear and overlooks the garden, again enjoying views towards the surrounding mountains. Bedroom 3 benefits from a useful storage cupboard housing the boiler, with additional space suitable for towels or linen. The accommodation is completed by a contemporary family Bathroom, featuring a rain shower over a P-shaped bath, W/C, washbasin set within a vanity unit, heated towel rail, partial splashback walls and vinyl flooring. Externally, the property benefits from low-maintenance gardens to both the front and rear. The rear garden comprises a concrete area, ideal for use as a patio or for outdoor furniture, leading onto a decorative stone area. A useful storage shed is positioned to the left. The garden is enclosed by fencing and walls, providing a good degree of security and privacy, while a gate at the far end gives access to the rear service lane. To the front, a boundary wall incorporates two metal gates providing vehicle access to a concrete parking area, offering off-road parking for two vehicles in tandem. Further parking is available on the decorative stone area to the right. A pathway runs along the side of the property to the rear porch. Further benefits include gas central heating, 12 solar panels and uPVC double glazing throughout.

Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. Take the first turning on your right into the village and follow the road into the centre passing the Spar convenience store on your right. Just after the doctor's surgery, turn right into Maes Padarn and proceed past the fire and police station where you'll find the property further along on the right-hand side.

What3Words: mistaking.package.tasters

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).

The vendor informs us that the boiler is approx. 1 year old, and the solar panels come with a storage battery

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.

Energy Performance Rating

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

Ground Floor	
Porch	
Entrance Hall	
Lounge	*4.14m x 3.59m (13'7" x 11'9") Max. dimensions*
Kitchen/Diner	*6.08m x 2.83m (19'11" x 9'3")*
Rear Porch	
Utility Room/Workshop	
First Floor Landing	
Bedroom 1	*3.64m x 3.46m (11'11" x 11'4") Max. dimensions*
Bedroom 2	*3.19m x 2.81m (10'6" x 9'3")*
Bedroom 3	*2.73m x 2.50m (8'11" x 8'2") Max. dimensions, L-shaped*
Bathroom	*2.76m x 1.69m (9'1" x 5'7")*

- Semi-Detached Property
- 3 Bedrooms
- 1 Bathroom
- Spacious Kitchen/Diner with Patio Doors
- Low Maintenance Front & Rear Gardens
- Off-Road Parking
- Close to Local Amenities
- Gas Central Heating, Solar Panels & uPVC Double Glazing

Disclaimer
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