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5 Rhes Jams, Braichmelyn, Bethesda, Gwynedd LL57 3RA

Offers Over: £165,000

EPC Rating: D

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Summary

Set on the edge of the Beautiful, Eryri National Park, on the outskirts of the popular village of Bethesda, this Traditional Mid Terrace Cottage is a great opportunity if you are looking for a stylish home with original features. Built from local stone and slate this attractive cottage briefly consists of a welcoming Entrance Hallway that opens into a spacious open plan living area that features a vaulted ceiling, exposed ceiling beams and a beautiful inglenook fireplace. This impressive room has a wood effect, laminated floor and ample space for a large dining table. To the rear is an open Kitchen area with a range of cream coloured units, topped with a solid work surface and is equipped with an electric oven, and induction hob and an overhead extractor fan. Off the Lounge is a Single Bedroom whilst upstairs in the roof space is an additional Double Bedroom. Both are served by a stylish ground floor Bathroom that is part tiled and fitted with a white Bath suite with an over bath Shower unit. The property has a LPG gas central heating system as well as uPVC double glazing throughout. Outside at the rear is an elevated garden with a wooden garden store, whilst to the front is a modern stone flagged patio area, where you can sit back and admire the surrounding mountainous countryside. We highly recommend you book a viewing soon to be the first to fully appreciate this delightful home in a quiet, highly sought after location.

Directions

From our Bangor office take the A5 to Bethesda. Once in Bethesda continue through the town, passing the Tesco mini supermarket and the CL Jones builders merchants. At the crossroads take the left turn for Braichmelyn. Take the first turning on your right into Rhes Jams (James Street) and Number 5 will be on your left hand side.

What3words reference...proudest.prank.eggs

Services

We are informed by the seller this property benefits from Mains Water, Electricity and Drainage. Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.



Heating

LPG 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 B.

Energy Performance Rating

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



Lounge	4.29m x 5.02m (14'1" x 16'6") max dimensions
Kitchen	2.74m x 3.20m (9' x 10'6") max dimensions
Bedroom 1	1.84m x 5.09m (6' x 16'8") max dimensions
Bathroom	1.84m x 2.24m (6' x 7'4")
First Floor Bedroom 2	1.83m x 4.58m (6' x 15') max dimensions

- Traditional Mid Terrace Cottage
- Quiet Residential Location
- Open Plan Living Space
- Beautiful Inglenook Fireplace
- Fitted Kitchen
- 2 Bedrooms
- Ground Floor Bathroom
- Spacious Front Patio
- Elevated Rear Garden
- LPG Gas Central Heating



Disclaimer

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