

Lon Tan Y Bryn, Gwynedd,
Asking Price: £310,000

Beresford Adams











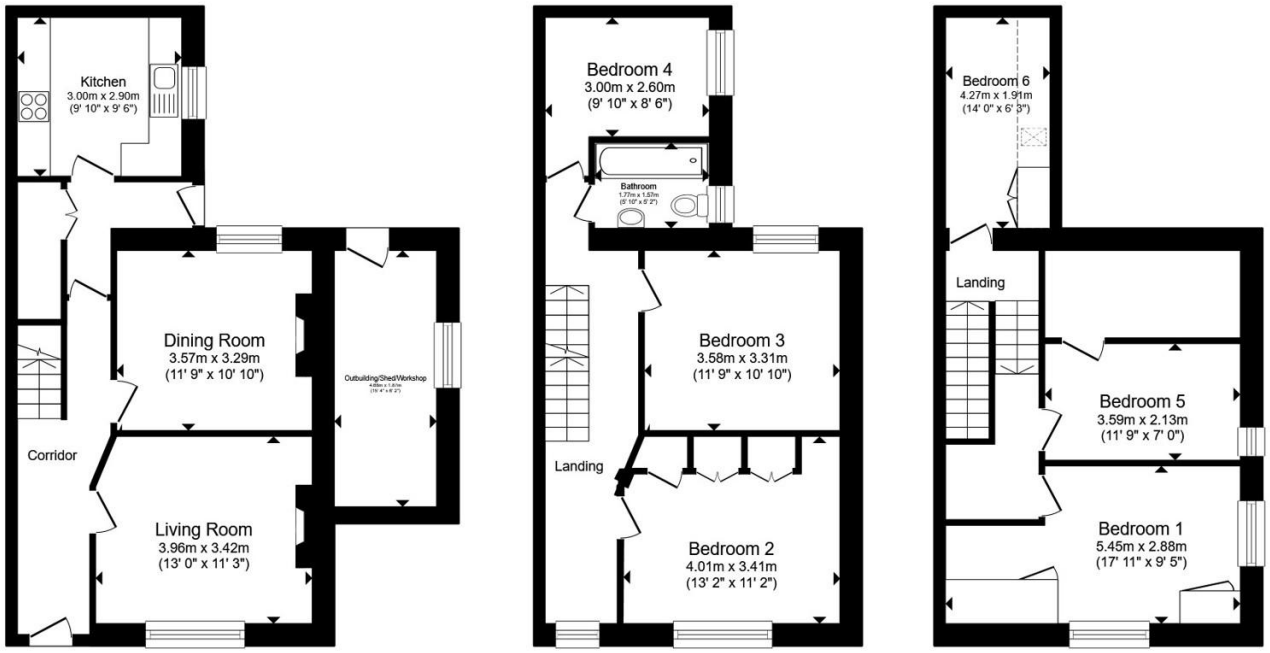


A substantial semi-detached three-storey family home situated in a quiet semi-rural location, offering generous accommodation ideal for a growing family.
The property comprises a spacious lounge, a fitted kitchen, and a separate dining room, providing excellent living and entertaining space. Arranged over three floors are six well-proportioned bedrooms together with a family bathroom.
Externally, the property benefits from an extensive side garden and off-road parking, offering ample outdoor space with potential for further landscaping or family enjoyment.
Additional features include UPVC double glazing and electric storage heaters throughout.
While the property would benefit from some upgrading and modernisation, it presents an excellent opportunity for purchasers to create a spacious family home in a desirable and peaceful setting.

Please note that an AML fee is chargeable once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks.







Total floor area 145.9 m² (1,571 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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Council Tax Band: **E**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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