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Beau Vallon, 10 Glanffynnon, Llanrug, Gwynedd LL55 4PS

Asking Price: £250,000
EPC Rating: To be confirmed

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Summary

Situated within a quiet residential neighbourhood in the sought-after village of Llanrug is this well-presented two-Bedroom Semi-Detached Dormer Bungalow, offering well-proportioned and versatile accommodation. The property includes a spacious Kitchen/Diner with dual-aspect windows, two ground-floor Bedrooms, with the principal bedroom benefiting from a Juliet balcony, 2 Bathrooms, a useful Attic Room, front and rear gardens, off-road parking and a garage. Llanrug offers a good range of everyday amenities including convenience stores, a butcher, public house, primary school and secondary school. The property is also ideally positioned for access to the spectacular Eryri (Snowdonia) mountain range and the North Wales coastline, both of which are approximately a 10-minute drive away. The accommodation begins with a uPVC Porch featuring quarry-tiled flooring, leading into the Lounge. The Lounge benefits from a feature fireplace set within the chimney breast and a sizeable window overlooking the front garden. The vendors have advised that the chimney is currently capped but could be reinstated if desired. A door to the right provides access into the Kitchen/Diner. The space is fitted with wood-effect cabinetry complemented by marble-effect worktops and includes an integrated oven and hob together with plumbing for a washing machine. Dual-aspect windows overlook the front garden and provide a pleasant outlook towards the mountains from the side elevation. The room features a combination of wood and vinyl flooring. Off the kitchen is a useful Side Porch, currently utilised for additional entry and coat storage. An Inner Hallway provides further access to the kitchen and leads to the two ground-floor bedrooms. Bedroom 1 benefits from useful under-stairs storage, making excellent use of the available space, while inward-opening double patio doors lead onto a Juliet balcony overlooking the rear garden and providing distant mountain views. Bedroom 2 also benefits from a rear-facing window overlooking the garden. Completing the ground floor is the Bathroom, fitted with a corner bath with shower over, W/C, washbasin and heated towel rail. The room also benefits from partial tiled walls and lino flooring. Stairs rise from the Inner Hallway to the first-floor Landing, where a Velux window provides natural light and useful eaves storage is available. The first-floor Bathroom is fitted with a bath, W/C and washbasin, together with partial tiled walls and a Velux window. A storage cupboard houses the boiler and provides additional useful storage. Completing the accommodation is the versatile Attic Room, currently utilised as a home office. The room benefits from useful eaves storage to either side and a window providing impressive, elevated views towards Y Wyddfa (Snowdon) and the surrounding Eryri mountain range. Externally, the property benefits from enclosed gardens to both the front and rear. To the rear is an enclosed garden featuring a lawned area leading down to a small pond and BBQ area, creating a pleasant space for outdoor enjoyment. There is also access to a useful storage area beneath the property, providing additional space for garden equipment, tools, ladders and other maintenance items. To the front, a concrete driveway provides off-road parking for at least two vehicles, with the driveway continuing towards the garage. There is also an additional parking area beside the property, suitable for a smaller vehicle. The garage benefits from an up-and-over door and includes a maintenance pit, which has previously been used for vehicle maintenance. A side access door provides convenient access to the rear garden. A pathway to the left of the property leads to the front porch and lawned garden, which is enclosed by hedging and features a mature palm tree. The property further benefits from gas central heating and is mostly uPVC double glazed.

Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. On reaching the village of Llanrug, take the turning on your right into Ffordd Glanmoelyn and then the next turning on your left into Ffordd Glanffynnon. Follow this road past the primary school for approximately 300 yards where you'll find the property on your left-hand side. **What3Words: blindfold.donor.decrease**

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.

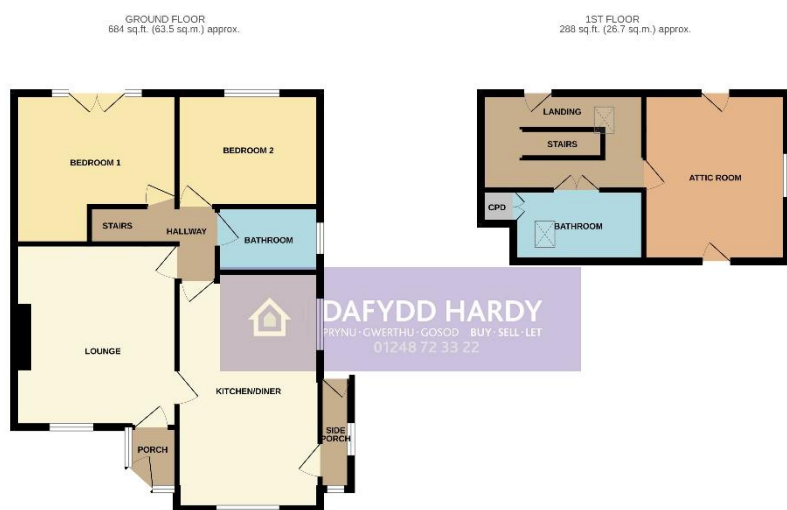
Heating

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.





A well-presented two-Bedroom Dormer Bungalow in a sought-after Llanrug location, offering versatile accommodation including an Attic Room, mountain views, principle Bedroom with Juliet balcony, front and rear gardens, off-road parking and a garage.

Ground Floor

Porch

Lounge 4.24m x 3.77m (13'11" x 12'4") Max. dimensions

Kitchen/Diner 5.45m x 3.28m (17'11" x 10'9") Max. dimensions

Bedroom 1 3.76m x 3.48m (12'4" x 11'5") Max. dimensions, L-shaped

Bedroom 2 3.30m x 2.58m (10'10" x 8'6")

Bathroom 2.37m x 1.52m (7'9" x 5')

Rear Porch

First Floor Landing

Attic Room 3.88m x 3.27m (12'9" x 10'9")

Bathroom 3.00m x 1.51m (9'10" x 4'11")

Garage

- Semi-Detached Dormer Bungalow
- 2 Ground-Floor Bedrooms
- 2 Bathrooms (1 Ground-Floor, 1 First-Floor)
- Spacious Kitchen/Diner
- Versatile Attic Room with Eaves Storage
- Front & Rear Gardens
- Garage & Off-Road Parking
- Gas Central Heating & Mostly uPVC Double Glazing
- Advantage Of No Onward Chain



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