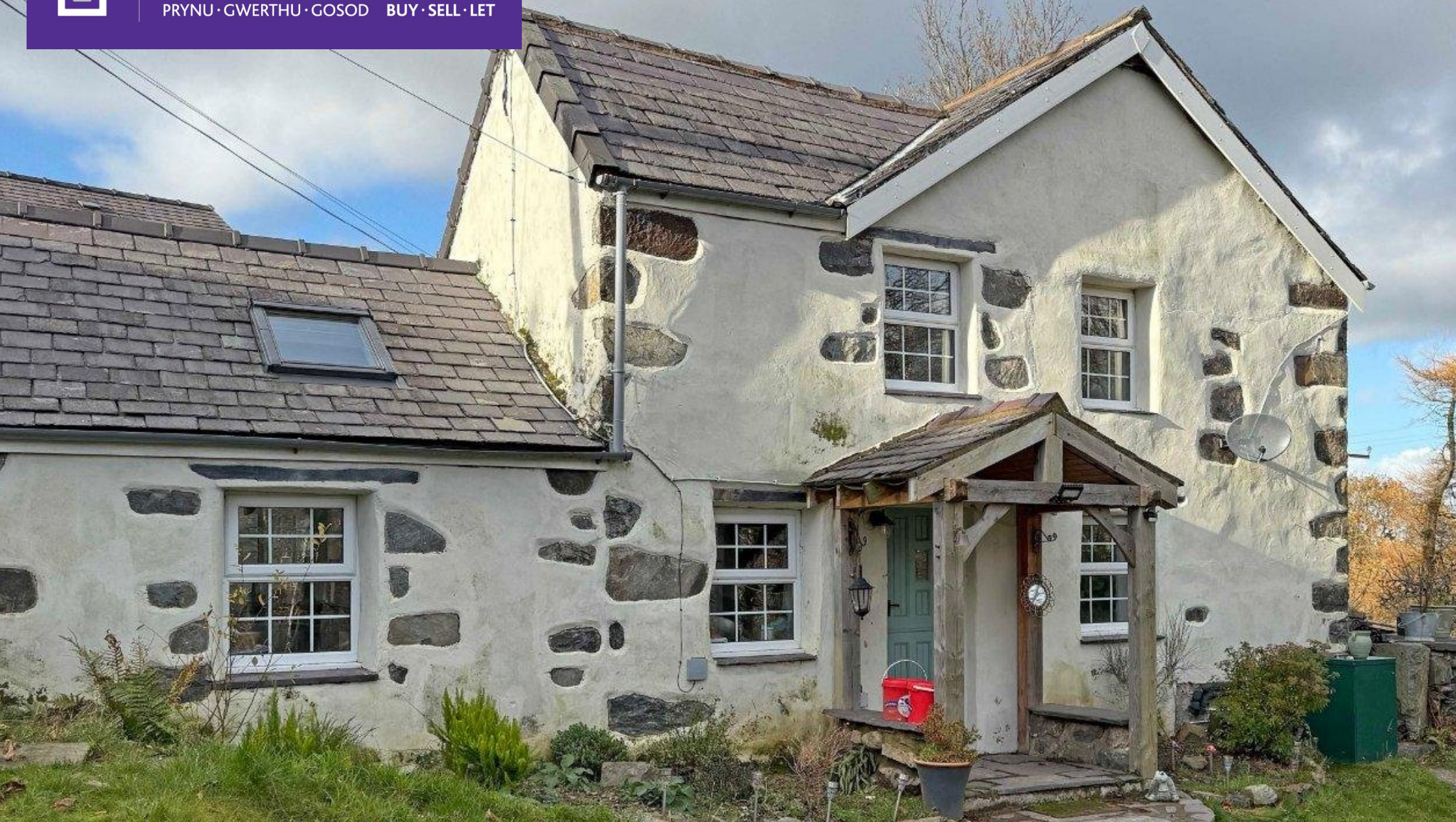




DAFYDD HARDY

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3 Mur Mawr, Llanberis, Caernarfon, Gwynedd, LL55 4TG

Asking Price: £595,000

EPC Rating: E

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Summary

Enjoying an elevated position above the popular village of Llanberis is this traditional stone built Farmhouse, set within approximately 1 acre of garden that offers uninterrupted views of the summit of “Yr Wyddfa and the beautiful Llyn Padarn. This delightful home briefly consists of a welcoming Entrance Porch that open straight into a spacious Kitchen/diner that features a slate floor and a part vaulted ceiling with exposed woodwork. The Kitchen is fitted with a range of grey coloured units that includes a central island, all topped with a polished concrete work surface and equipped with a dual fuel range oven, a porcelain sink unit and a washing machine connection point. Beyond the Kitchen is a comfortable size Lounge with painted ceiling beams and a stone fireplace with a cast iron log burner. To the side is a smaller reception room that is currently used as a store room. Upstairs off a central Landing are 3 Double Bedrooms, with the Master Bedroom enjoying a triple aspect, an en suite Wc and a Dressing room. All are served by a stylish Bathroom that features an exposed stone wall and a tiled floor with electric under floor heating. The Bathroom is fitted with a white freestanding bath tub and a large separate shower unit. The property has an oil fired Central Heating system and uPVC Double Glazing to keep you warm during those colder months. In addition, attached to the rear of the main house, is a delightful, 1 Bedroom Annexe, (that could easily be accessed by an internal doorway) boasting a spacious open plan Lounge/Bedroom, a small Kitchen and a modern Shower room. The whole property is set within extensive gardens with several mature trees and a large off road parking area, as well as a spacious Summerhouse. The lake and mountain views are simply outstanding.

Directions

From Caernarfon, follow the A4086 in the direction of Llanberis. As you Enter the village keep to the main road with the Lake on your left. Pass the Snowdon Mountain railway station then at the mini roundabout turn right onto Victoria Terrace. At the top of the road turn right and pass beneath the railway bridge. After the bridge turn left over the cattle grid and follow the road to the top where 3 Mur Mawr will be on your right.

What3words reference...cubed.message.hook



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency can be given. Made with Metagix C2025

Services

We are informed by the seller this property benefits from Mains Electricity and Private Water & Drainage.

Ofcom checker suggests broadband/fibre is available, and outdoor mobile coverage is likely.

Heating

Oil 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 E.

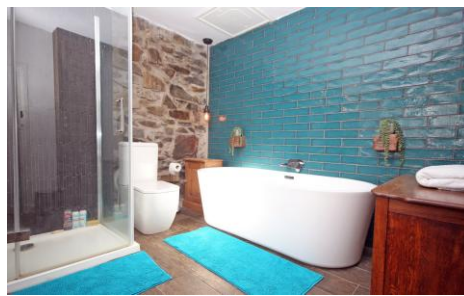
Energy Performance Rating

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



Kitchen/Diner	7.21m x 4.10m (23'8" x 13'5") <i>max dimensions</i>
Lounge	4.77m x 4.46m (15'8" x 14'8") <i>max dimensions</i>
Sitting Room	3.09m x 2.38m (10'2" x 7'10")
First Floor Landing	
Bedroom 1	4.77m x 4.05m (15'8" x 13'3") <i>max dimensions</i>
Wc	1.15m x 1.06m (3'9" x 3'6")
Bedroom 2	3.62m x 2.39m (11'11" x 7'10")
Bedroom 3	2.76m x 2.39m (9'1" x 7'10")
Dressing Room	1.80m x 2.92m (5'11" x 9'7")
Shower Room	2.97m x 2.92m (9'9" x 9'7")
Annexe	
Lounge/Bedroom	7.01m x 3.78m (23' x 12'5") <i>max dimensions</i>
Kitchen	1.17m x 2.37m (3'10" x 7'9") <i>max dimensions</i>
Shower Room	2.07m x 1.89m (6'9" x 6'2")

- Traditional Stone Built Farmhouse
- Amazing Rural Location
- Many Original Features
- Generous Size Kitchen/Diner
- Spacious Lounge
- 3 Double Bedrooms
- Stylish Bathroom
- Oil Central Heating & uPVC Double Glazing
- Attached 1 Bedroom Annexe
- Set in Extensive Garden Grounds



Disclaimer

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