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1 Uwchlawr Ffynnon, Cwm-y-Glo, Caernarfon, Gwynedd LL55 4DY

Asking Price: £145,000

EPC Rating: E

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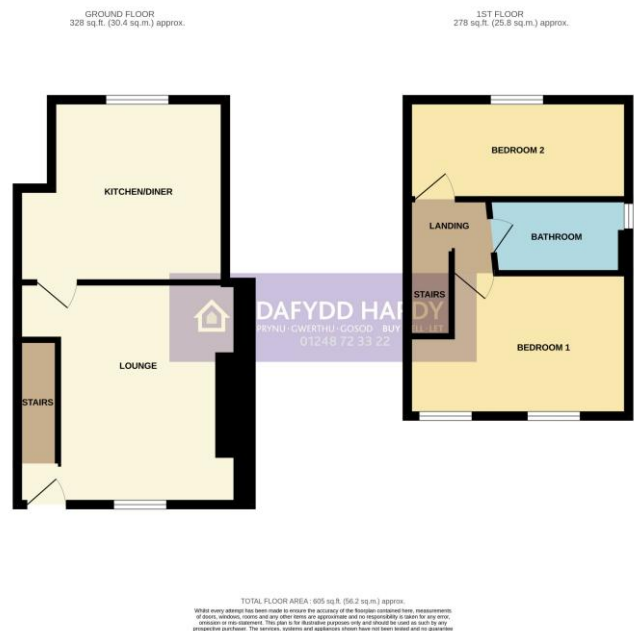
Summary

A two Bedroom End Terrace property located in an elevated position above Cwm Y Glo. While the property requires some modernisation, it has been extended over time and offers well-proportioned accommodation with a Lounge with log burning stove, generous Kitchen/Diner to the rear, side tiered garden with elevated views over distant fields and mountains. Cwm y Glo benefits from a range of local amenities, including a convenience store with petrol station, while further facilities can be found in the nearby villages of Llanrug and Llanberis. The property is also ideally positioned for exploring the spectacular landscapes and outdoor attractions of Eryri (Snowdonia) National Park. The accommodation briefly comprises of a Lounge featuring a log burning stove set within the original chimney breast, front facing window and stairs rising to the first floor. To the rear is a spacious Kitchen/Diner fitted with cream cabinetry and black worktops, built in gas hob, oven, dishwasher with plumbing for a washing machine. There is vinyl flooring throughout while a window to the rear provides natural light. Upstairs you'll find two well-proportioned Bedrooms with one to the rear and one to the front enjoying elevated views. Completing the accommodation is the Bathroom fitted with an electric shower over the bath, W/C, washbasin, built in shelves into the original wall, partial tiled walls and vinyl flooring.

Outside to the side is a tiered garden with several designated seating and planting areas with a pond, trees, shrubs and a patio section to the top enjoying elevated views. To the front is a boundary wall with gate, providing access to the front door and also a secondary patio area. There is a path leading round the side of the property and round to the rear. The vendor has informed there is off-road parking to the front of the property on the side of the approach road. The property further benefits from LPG central heating & uPVC double glazing throughout.

Directions

From our Caernarfon office, follow the A4086 in the direction of Llanberis. Passing through Llanrug, take the last turning on your right by the Glyntwrog public house. Follow this road for approximately 500 yards taking the next turning on your left and proceeding to the next turning on your left. Follow this road for roughly 500 yards more where you'll see a 'No Through' road on your right. Follow this lane all the way to the top and the property is located directly in front of the road. **What3Words: multiples.clasps.remodels**



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 C.

Energy Performance Rating

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



A two-bedroom end-terrace property in an elevated position above Cwm-y-Glo, offering well-proportioned accommodation with scope for modernisation, a log-burning stove, spacious kitchen/diner and tiered garden enjoying far-reaching views across the surrounding countryside and mountains.

Ground Floor

Lounge 4.27m x 4.21m (14' x 13'10") Max. dimensions

Kitchen/Diner 3.98m x 3.51m (13'1" x 11'6") Max. dimensions

First Floor Landing

Bedroom 1 4.25m x 2.74m (13'11" x 9') Max. dimensions

Bedroom 2 4.30m x 1.87m (14'1" x 6'2")

Bathroom 2.54m x 1.41m (8'4" x 4'8") Max. dimensions

- End Terrace Property
- 2 Bedrooms & 1 Bathroom
- Elevated Distant Mountain Views
- Tiered Garden
- LPG Central Heating & uPVC Double Glazing
- Off Road Parking



Disclaimer

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